

CORPORATION OF THE TOWNSHIP OF MCKELLAR

December 20, 2022 – 4:30 p.m.

AMENDED AGENDA

Topic: Regular Council Meeting

Time: December 20, 2022 4:30 P.M.

Council will re-convene into Open Session at 5:30 P.M.

Join Zoom Meeting

<https://us06web.zoom.us/j/89987844398>

Dial by your location

+1 647 374 4685 Canada

+1 647 558 0588 Canada

22-548 1st resolution

2022-63 1st by-law

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF**
- 4. ADOPTION OF AGENDA**
- 5. CLOSED SESSION**
 - 5.1 Minutes of the Closed Sessions of Council
 - 5.2 Personal matters about an identifiable individual, including Municipal or local board employees, pursuant to Ontario Municipal Act, Section 239(2)(b) – Fire Department Recruitment & Staffing
 - 5.3 An ongoing investigation respecting the municipality, a local board or a municipally-controlled corporation by the Ombudsman appointed under the *Ombudsman Act*, an Ombudsman referred to in subsection 223.13 (1) of this Act, or the investigator referred to in subsection 239.2 (1). 2014, c. 13, Sched. 9, s. 22. – Sec. 239(3)(b) – investigative review of complaint re Council meetings held: August 24, 2021; August 31, 2021; September 9, 2021; April 12, 2022.
- 6. CALL TO ORDER – OPEN SESSION (5:30PM)**
- 7. RESPECT AND ACKNOWLEDGMENT DECLARATION**

We would like to begin by acknowledging that the land on which we gather is the traditional territory of the Anishnaabe and the Mississauga People

8. ROLL CALL

9. DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF

10. PUBLIC MEETING

10.1 Hardie

- (i) Application
- (ii) Planning Report from JL Richards
- (iii) Draft Zoning By-law Amendment

10.2 Reed

- (i) Application
- (ii) Planning Report from JL Richards
- (iii) Scoped Site Evaluation Report from Riverstone Environmental
- (iv) Draft Zoning By-law Amendment

10.3 LeBlanc

- (i) Application
- (ii) Planning Report from JL Richards
- (iii) Draft Zoning By-law Amendment

17. STAFF REPORTS WITH RECOMMENDATIONS FOR APPROVAL

17.1 FD-2022-06 Report, Month End Status Update – November 2022

17.2 FD-2022-07 Post Fire Report – Maplewood Road

17.3 FD-2022-08 Request for Bunker Gear Investment

17.4 McKellar Market Yearend Market Report

17.5 Consent Application B35/2022 (St. Julien) Conditions Met

11. DELEGATIONS AND PRESENTATIONS

11.1 Carol Buckingham and Mary-Ann Beck on behalf of the McKellar Sunshine Seniors & The McKellar Seniors Club regarding supporting two (2) Card Groups

12. COMMITTEE OF THE WHOLE

13. MOTION TO REVIEW A PREVIOUS MOTION

14. ADOPTION OF MINUTES OF PREVIOUS MEETING(S)

14.1 December 6, 2022 Regular Meeting of Council and December 15, 2022 Special Meeting of Council Minutes

15. PLANNING MATTERS

16. COMMITTEE/BOARD MINUTES WITH RECOMMENDATIONS FOR APPROVAL

16.1 Township of McKellar Recreation Committee Minutes of the December 8, 2022 Meeting

18. MAYOR'S REPORT

19. CORRESPONDENCE FOR CONSIDERATION

- 19.1 Town of Parry Sound Resolutions 2022-157 and 2022-161, Appointments to Boards, Commissions and Committees
- 19.2 Email dated December 13, 2022 from Ohad Slama regarding Russell Christie LLP Invoice Dispute
- 19.3 OMERS, Letter from Vice President regarding Changes to Eligibility Requirements for Pension Enrollment

20. MOTION AND NOTICE OF MOTION

- 20.1 Resolution to Declare Part of the Original Road Allowance between Plan 275 Block A and Con 6 Lot 29, Township of McKellar, District of Parry Sound (known as Hardie Crescent) Surplus Land
- 20.2 To Appoint Suzanne Poff to the McKellar Township Library Board
- 20.3 Rename **Island View Lane** (Formally Fire Route 102) to Madigan Lane
- 20.4 Review of the West Parry Sound Recreation & Cultural Centre Joint Municipal Services Board Agreement
- 20.5 Recreation, Historical and Sesquicentennial Committee Surplus Funds to Reserves

21. BY-LAWS

- 21.1 2022-63 Adopt Emergency Management Plan
- 21.2 2022-64 Hardie Zoning By-law Amendment
- 21.3 2022-65 Reed Zoning By-law Amendment
- 21.4 2022-66 LeBlanc Zoning By-law Amendment
- 21.5 2022-67 Procedural By-law

22. UNFINISHED BUSINESS

23. NEW BUSINESS

24. PUBLIC NOTICES, ANNOUNCEMENTS, INQUIRIES AND REPORTS BY COUNCIL MEMBERS

25. CONSENT AGENDA – CORRESPONDENCE

- 25.1 City of Toronto, Update on Bill 23 – More Homes Built Faster, 2022

26. QUESTION/COMMENT PERIOD (RELATED TO ITEMS ON AGENDA)

27. CONFIRMING BY-LAW

- 27.1 By-law 2022-68 - Confirming the Proceedings of Council

28. ADJOURNMENT

Instructions for Joining the Council Meeting

1. For the Public Meeting, please try to sign in between 5:20 to 5:30 if possible; you are still welcome to sign in after 5:30 if necessary*
2. For the Regular Meeting, please try to sign in between 6:20 to 6:30 p.m., if possible; you are still welcome to sign in after 6:30 p.m., if necessary.
3. Please wait to be let in the 'meeting room'; this won't take long
4. Please have your mic and video on mute unless you are speaking; this ensures there are no distractions or background noise to disrupt the meeting
5. When you sign in please sign in with your full name (first and last), not a company name
6. A question and answer opportunity will be available at the end of the meeting as per normal protocol or during the Public Meeting
7. If you have permission to speak please identify yourself (first and last name).
8. Please respect meeting protocol and do not interrupt the meeting. The Municipality reserves the right to remove attendees who are disruptive or disrespect meeting protocol.

* Please note Council will reconvene into Open Session at 5:30pm.



Township of McKellar

701 Hwy #124, P.O. Box 69, McKellar, Ontario POG 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

APPLICATION FOR ZONING AMENDMENT

General Instructions: Read carefully before completing application.

1. Application to be completed in full.
2. **Fee: \$1,500.00**
Includes costs of photocopying, postage, holding of special meeting, and any other directly relatable expenditure over and above normal municipal staff administrative costs, and shall exclude any costs associated with the participation of professionals, such as engineers, planners or solicitors or the costs associated with the holding of Ontario Municipal Board hearings.
3. **Deposit: \$1,000.00**
The applicant shall reimburse the Township on demand for all costs incurred in the processing of the application, including but not limited to the costs of professional planning services, legal fees, costs relating to the serving of notices and advertising, survey fees and engineering fees. A deposit of \$1,000.00 shall be required to cover above costs, which shall be returned if no additional costs are incurred or a further deposit may be required to cover additional costs.
4. Application to be signed by owner or authorized agent only.
5. The consideration of this application does not make the Township liable for any of the applicant's costs for legal, surveying, or other professional costs.
6. If there are objections to the amending By-law and a hearing of the Ontario Municipal Board is to be held, the applicant should arrange to be present in person, or to be represented by legal counsel at the meeting.

To Accompany Application:

A legal survey plan or a plan of the property accurately drawn to an appropriate scale based on a true survey showing:

- Existing buildings or structures on site and their dimensions
- Location of proposed buildings including their height and dimensions
- Location, widths, and names of abutting roads
- Natural features: watercourses, wooded areas, swamps, etc., and
- Any other information which might be helpful for Council's consideration of the application

Personal information contained on the application form will be used for the purpose of considering your application for a Zoning Amendment. Questions regarding the collection of this information should be directed to the Clerk.

APPLICATION FOR ZONING AMENDMENT

APPLICATION TO AMEND

☐ OFFICAL PLAN

☒ ZONING BY-LAW

1. Applicant Information		
1.1 Name of Applicant: <i>DAVID HARDIE</i> Address: <i>424 MAIN ST. P.O. Box 174</i> <i>PORT DOVER, OH</i> <i>NOH 1X0</i>	Telephone Number: 519 Fax:	Cell Phone: <i>519-429-1074</i> Business Phone:
1.2 Name of Owner(s) (if different from the applicant) Address: <i>CAROL LAWRENCE</i> <i>BEVERLY MACDONALD</i>	Telephone Number: Fax:	Cell Phone: Business Phone:
1.3 Name of the person who is to be contacted about the application (if different from the applicant) Address:	Telephone Number: Fax:	Cell Phone: Business Phone:
2. Purpose of this Application (check appropriate box and complete applicable sections)		
2.1 Application is hereby made for a(n): <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <input type="checkbox"/> OFFICAL PLAN AMENDMENT <input checked="" type="checkbox"/> ZONING BY-LAW AMENDMENT </div> <p style="text-align: center; margin-top: 10px;">For the lands hereinafter described and shown on the attached sketch</p>		
What is the existing official plan designation(s) of the subject land?	What is the existing zoning of the subject land? <div style="text-align: center; margin-top: 20px;"><i>RURAL</i></div>	
What is the proposed amendment to the official plan?	What is the proposed zoning of the subject land? <div style="text-align: center; margin-top: 20px;"><i>RURAL RESIDENTIAL</i></div>	
What are the reasons for the proposed change?	What are the reasons for the proposed change? <div style="text-align: center; margin-top: 20px;"><i>SEVERANCE OF TWO LOTS</i></div>	

APPLICATION FOR ZONING AMENDMENT

3. Location of the Subject Land (complete applicable boxes in 3.1)			
3.1 Road: <u>LYNDSEY LANE</u> Address: Concession Number: <u>6</u> Lot Number: <u>33</u> Registered Plan Number: <u>42R3005</u> Lot(s)/Block(s): Reference Plan Number: Part Number(s): <u>1, 2, 4 + 5</u> Island Number: Parcel: <u>5795 17315</u>			
3.2 Are there any easements or restrictive covenants affecting the subject land? <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If YES, describe the easement or covenant and its effect: </div>			
4. Description of Subject Land and Servicing Information (Complete each subsection)			
4.1 Description	Frontage (m.)	Depth (m.)	Area (ha.)
	<u>60</u>	<u>260</u>	<u>2</u> (both severed lots)
4.2 Buildings or Structure	Type	Existing Size	Proposed Size
(Attach Separate list if necessary)			
4.3 Access	Provincial Highway	Existing	Proposed
(check appropriate space)	Municipal road, maintained all year	<u>EXIST</u> ✓	<u>EXIST</u>
	Other public road		
	Right of way		
	Water access (if so, describe below)		
	Describe in section 7.2, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.		
4.4 Water Supply	Publicly owned and operated piped water system		
(check appropriate space)	Privately owned and operated individual well	<u>EXIST</u>	✓
	Privately owned and operated communal well		
	Lake or other waterbody		
4.5 Sewage Disposal	Publicly owned and operated sanitary sewage system		
(check appropriate space)	Privately owned and operated individual sewage tank (1)		✓
	Privately owned and		

	operated communal septic system		
	Privy		
	Other means		
	A certificate of approval from the Director having jurisdiction under Part VII of the E.P.A. submitted with this application will facilitate the review.		
4.6 Storm Drainage (check appropriate space)	Method of Drainage:		
	Surface		
	Ditching		
	Piping		
4.7 Other Services (check appropriate space)	Electricity		
	School Busing		
	Garage Collection		
4.8	If access to the subject land is by private road, or if "other public road" or "right-of-way" was indicated in section 4.3, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.		
5. Lands			
5.1	What are the existing uses on the subject land? <i>Vacant</i> What are the proposed uses on the subject land? <i>RESIDENTIAL LOTS</i>	Date use Established: Proposed Commencement Date: <i>FALL 2023</i>	
5.2	Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.		
	Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (include approx.. distance)
	An agricultural operation, including livestock facility or stockyard		
	A landfill		
	A sewage treatment plant or waste stabilization plant		
	A Provincially significant wetland (Class 1, 2 or 3 wetland)		
	A Provincially significant wetland within 120 metres of subject land	n/a	
	Flood plain		
	A rehabilitated mine site		
	A non-operating mine site within 1 km of the subject land		
	An active mine site		
	An industrial or commercial use, and specify the use(s)		
	An active railway line		
	A Municipal or Federal airport		
	6. Current Applications		

6.1	Is the subject land currently the subject of an application for a minor variance, consent or approval of a plan of subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown If YES and if KNOWN, specify the appropriate file number and status of the application.
6.2	Has the land ever been the subject of an Official Plan Amendment or Zoning By-Law Amendment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown, if YES and if KNOWN, specify the number for the amendment.
7. Other Information	
7.1	When was the subject land acquired by the current owners? <p style="text-align: center;">2010</p>
7.2	If there is any other information that you think maybe useful to the Township or other agencies in reviewing this application? If so, explain below or attach a separate page.
8. Plans	
8.1	<p>Key Plan</p> <p>Every application shall be accompanied by a key plan, drawn to an appropriate scale, properly dimensioned and showing thereon:</p> <ul style="list-style-type: none"> • The boundaries and dimensions of the parcel of land that is the subject of the application, the part of the parcel that is the subject of this application, the location of all adjacent properties and/or islands, transportation routes, etc; • The distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge; • All lands within 120 metres (400 feet) of subject lands; • The nearest highway or township road
8.2	<p>Property Sketch</p> <p>Every application shall be accompanied by a sketch (based on a boundary survey plan of the subject land prepared by an Ontario Land Surveyor) drawn to an appropriate scale, properly dimensioned and showing thereon;</p> <ul style="list-style-type: none"> • The boundaries and dimensions of the subject land and the part that is the subject of this application; • The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land; • The location and dimensions of existing and proposed buildings and structures and their distance from lot lines; • The location of land previously severed from the parcel originally acquired by the current owner of the subject land; • The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks, landscaped open spaces, planting strips, parking areas, loading areas, driveways and walkways; • The existing use(s);

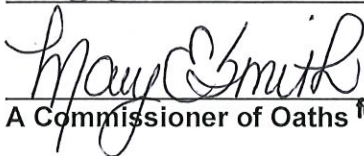
- Use on adjacent lands
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a publicly travelled road, a private road right-of-way;
- If access to the subject land is by water only, the location of the parking and boat docking facilities uses;
- The location and nature of any easement affecting the subject land

Additional Information, including architectural drawings and elevations, shall be furnished by the applicant at the request of the Township.

9. Affidavit/Sworn Declaration

- 9.1 The contents of the application and appendices shall be validated by the Applicant (or authorized agent) in the form of the following Affidavit/Sworn Declaration before a Commissioner or other person empowered to take Affidavits.

Dated at the Township of McKellar this 25th day of October 20 22
 I, David Hardie of the Township of McKellar in the County/District/Regional Municipality of Parry Sound solemnly declare that all the statements contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**,
 DECLARED BEFORE ME at the Township of McKellar in the District of Parry Sound this 25th day of October 20 22.


 A Commissioner of Oaths

MARY ELIZABETH SMITH,
 a Commissioner, etc., Province of Ontario,
 for the Corporation of the Township of McKellar.
 Expires August 26, 2025.


 Signature of Applicant or Agent

10. Authorizations

- 10.1 If the Applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, _____, am the owner of the land that is the subject of this application for an Official plan Amendment and/or Zoning By-law Amendment and I authorize _____ to make this application on my behalf.

Date: _____ Signature of Owner: _____

- 10.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, _____, am the owner of the land that is the subject of this application for an Official Plan Amendment and/or Zoning By-law Amendment and for the purposes of the Freedom of Information Act, I authorize _____, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date: _____ Signature of Owner: _____

11. Consent of the Owner (this section must be completed for the application to be processed)

- 11.1 Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, David Hardie, am the owner of the land that is the subject of this application and for the purpose of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Questions about this collection of personal information should be directed to the Township Clerk.

Date: OCT. 25 / 2022 Signature of Owner: [Signature]

12. Payment of Fees (this section must be completed for the application to be processed)

- 12.1 Complete the consent of the owner concerning payment of fees set out below.

As of the date of this application, I hereby agree to pay for and bear the entire cost and expense for any engineering, legal, landscape architectural and/or external planning consulting expenses incurred by the Township of McKellar during the processing of this application, in addition to any application fee set by the Township of McKellar.

Date: OCT. 25 / 2022 Signature of Owner: [Signature]

13. Ontario Municipal Board Hearing Costs (this section must be completed for the application to be processed)

- 13.1 Complete the consent of the owner concerning Ontario Municipal Board Hearing costs set out below.

The registered owner hereby acknowledges and agrees to pay all costs incurred by the Township of McKellar related to an appeal in the event that this application is approved and the matter comes before the Ontario Municipal Board.

Date: OCT. 25 / 2022 Signature of Owner: [Signature]

Updated January 10, 2022



SEVER 1
2.0 HA

266.7

SEVER 2
2.0 HA

291.6

RETAIN
17.5 HA

PREVIOUS CONSENT
(B20/2013 (McK))

Lyndsey Lane

Manitouwabing Lake

Meharg Dr

Manitouwabing Lake

Sunnyshore Park Dr

Hardies Rd

Manitouwabing Lake

Riverview Dr

0 50 100 200 300 400
Meters

MEMORANDUM



**J.L. Richards
& Associates Limited**
501-555 Oak Street E
North Bay, ON Canada
P1B 8E3
Tel: 705 495 7597
Fax: 613 728 6012

Page 1 of 4

To: Ms. Ina Watkinson, Clerk/Administrator
Corporation of the Township of McKellar

Date: October 27, 2022

JLR No.: 31960(06)

CC: David Welwood, RPP, MCIP

From: Rebecca Elphick, Planner

Re: **Application for Zoning By-law Amendment**
Lyndsey Lane (PIN: 521290939)
Applicant(s): David Hardie
Owner(s): Carol Lawrence & Beverley MacDonald

PROPERTY DESCRIPTION	The property is legally described as PT LT 33 CON 6 MCKELLAR TOWNSHIP OF MCKELLAR. The subject lands each have an area of approximately 2 hectares and frontage of approximately 60 metres onto Lyndsey Lane.
APPLICATION	The applicant has requested a Zoning By-law Amendment to rezone the subject lands from the Inland Development 1 (RU) zone to the Inland Development 2 (RR) zone. The By-law Amendment is required as a condition of Consent Application B42/2022.
RECOMMENDATION	The application is consistent with the Provincial Policy Statement and conforms to the Township's Official Plan. As such, the application is recommended for approval.

BACKGROUND

Pursuant to Section 34 of the *Planning Act*, a zoning by-law amendment is being sought to re-zone the subject lands from Inland Development 1 (RU) to Inland Development 2 (RR) to fulfill a condition of Consent Application B42/2022. See Figure 1 below for an aerial view of the subject lands.

The subject lands are two lots provisionally approved by the Township of McKellar (Consent Application B42/2022). The subject lands are located on the west side of Lyndsey Lane, a municipally owned road with year-round access. The two severed lots each have an area of approximately 2 hectares, with frontage of approximately 60 metres along Lyndsey Lane. The subject lands are currently vacant and will likely be developed for future residential use. The subject lands are surrounded by limited low density residential and seasonal residential development along the shoreline of Manitouwabing Lake to the east, and vacant land to the north, south, and west. The subject lands are proposed to be serviced by privately owned and operated individual well and privately owned and operated individual sewage tank.

The subject lands are designated Rural within the Township's Official Plan (*Schedule A Land Use Plan Township of McKellar*) and are zoned Inland Development 1 (RU) in the Township's Zoning By-law 95-12.

ANALYSIS

Provincial Policy Statement (PPS), 2020

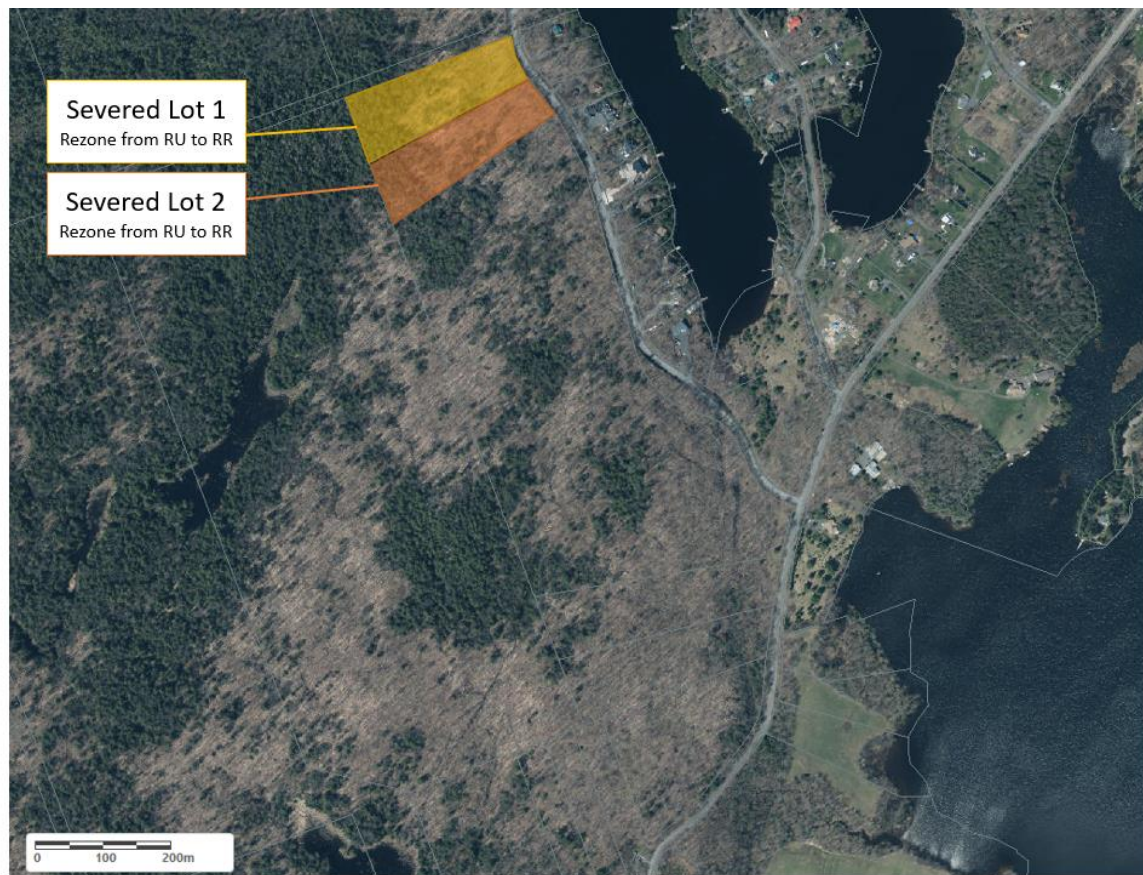
The Provincial Policy Statement (PPS) is issued under Section 3 of the *Planning Act* and is intended to provide policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The *Planning Act* requires that municipal decisions in respect to the exercise of any authority that affects a planning matter "shall be consistent" with the PPS.

Section 1.1.5.2 of the PPS states that on rural lands located in municipalities, permitted land uses include resource-based recreational uses (including recreational dwellings), residential development, including lot creation, that is locally appropriate, and other rural land uses. This section details that development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted. Development on rural lands in municipalities shall be appropriate to the infrastructure which is planned and available and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

The subject lands are currently vacant but will likely be used for future residential purposes, which is a permitted use on rural lands in a municipality. The subject lands are located on a year-round municipally owned road and are surrounded by limited low density residential development along the shoreline of Manitouwabing Lake to the east, and vacant land to the north, south, and west. As such, the application is consistent with of the policies for rural lands in municipalities.

Based on our review, the application is consistent with relevant provisions of the PPS.

Figure 1: Aerial view of the subject lands



Official Plan of the Township of McKellar (2018)

The subject lands are designated 'Rural' on Schedule A of the Township's Official Plan (OP). The permitted uses in the Rural designation include forestry, agricultural, resource uses, low density residential, institutional, commercial, industrial, pits and quarries licensed by the Province, home industries, home occupations, and bed and breakfasts. The subject lands are currently vacant but will likely be used for future residential uses, as permitted in the 'Rural' designation.

Per Section 5.8.2.1, all new development must front upon a year-round, publicly maintained road. The subject lands are accessed via Lyndsey Lane, a municipal road that is maintained year-round.

Based on our review, the application conforms with the relevant provisions of the Township's Official Plan.

Zoning By-law for the Township of McKellar (95-12)

The subject lands are currently zoned 'Inland Development 1 (RU)' in the Township of McKellar's Zoning By-law. The proposed Zoning By-law Amendment seeks to rezone the subject lands from the 'Inland Development 1 (RU)' zone to the 'Inland Development 2 (RR)' zone. The proposed Zoning By-law Amendment is required as a condition of Consent Application B42/2022.

Per Section 5.01 a) of the Zoning By-law, permitted uses in the RR zone include a single detached dwelling, an accessory apartment, a home occupation, a home industry, a boarding house, a nursing home, or a mobile home. The subject lands are currently vacant of any buildings or structures but will likely be used for future residential development, as permitted by the RR zone.

The zone requirements for the RR zone establish a minimum lot area of 0.4 hectares, a minimum lot frontage of 60 metres, and a minimum lot depth of 45 metres. Each parcel has a lot area of approximately 2 hectares, frontage of approximately 60 metres along Lyndsey Lane, and lot depths of 262 and 266.7 metres, in compliance with the zone requirements.

As such, the subject lands comply with all requirements of the RR zone.

RECOMMENDATION

The application to rezone the subject lands from 'Inland Development 1 (RU)' to 'Inland Development 2 (RR)' is consistent with the PPS and conforms to the Township of McKellar's Official Plan. The application is therefore be recommended for approval.

Should you have any questions regarding the above, or if additional information is required, please contact the undersigned.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



Rebecca Elphick, M. Pl
Planner

Reviewed by:

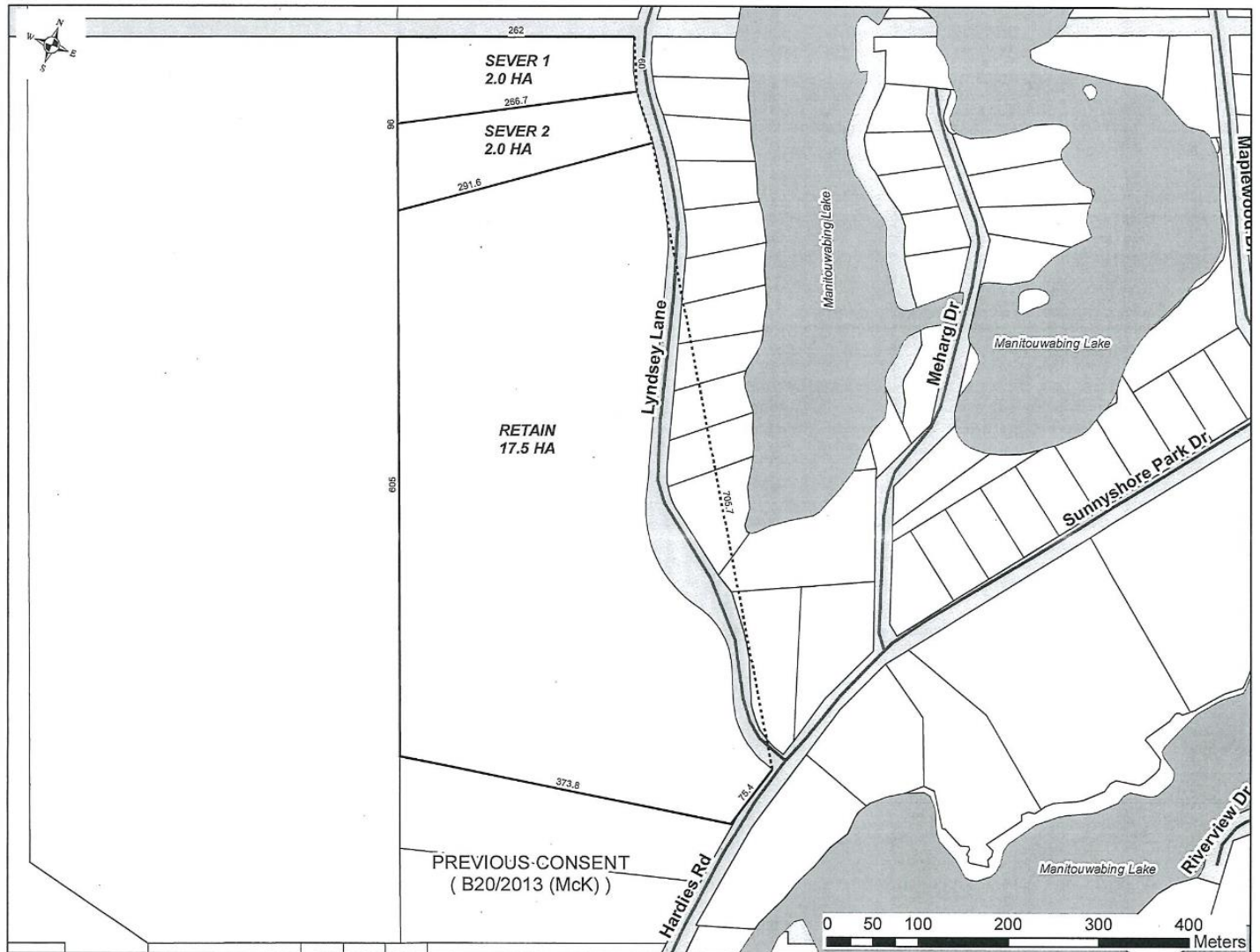


David Welwood, MES (Planning), RPP, MCIP
Planner

RE:dw

Attached: Attachment 'A'

Attachment 'A'



CORPORATION OF THE TOWNSHIP OF MCKELLAR
BY-LAW NO. 2022-64

**Being a By-law to amend By-law No. 95-12, with
respect to lands legally described as PT LT 33 CON 6
TOWNSHIP OF MCKELLAR (Hardie)**

WHEREAS By-law No. 95-12 regulates the use of land and the use and erection of buildings and structures within the Township of McKellar;

AND WHEREAS the Council of the Corporation of the Township of McKellar deems it advisable to amend By-law No. 95-12 as hereinafter set forth;

AND WHEREAS authority to pass such a by-law is provided by Section 34 of the *Planning Act, R.S.O. 1990, Chapter P.13* and amendments thereto;

NOW THEREFORE the Council of the Corporation of the Township of McKellar enacts as follows:

1.0 THAT ZONING BY-LAW NO. 95-12 IS AMENDED AS FOLLOWS:

1.1 Schedule 'A' (Sheet 1) to Zoning By-law 95-12, is hereby further amended, by rezoning the lands legally described as PT LT 33 CON 6 MCKELLAR TOWNSHIP OF MCKELLAR to Inland Development 2 (RR) as shown on Schedule 'A' attached hereto and forming a part of this By-law.

2.0 Schedule 'A' attached hereto is hereby made part of this By-law.

3.0 This By-law shall come into force and effect pursuant to the provisions of and Regulations made under the *Planning Act, R.S.O. 1990*.

READ a FIRST and SECOND time this 20th day of December, 2022.

David Moore, Mayor

Ina Watkinson, Clerk / Administrator

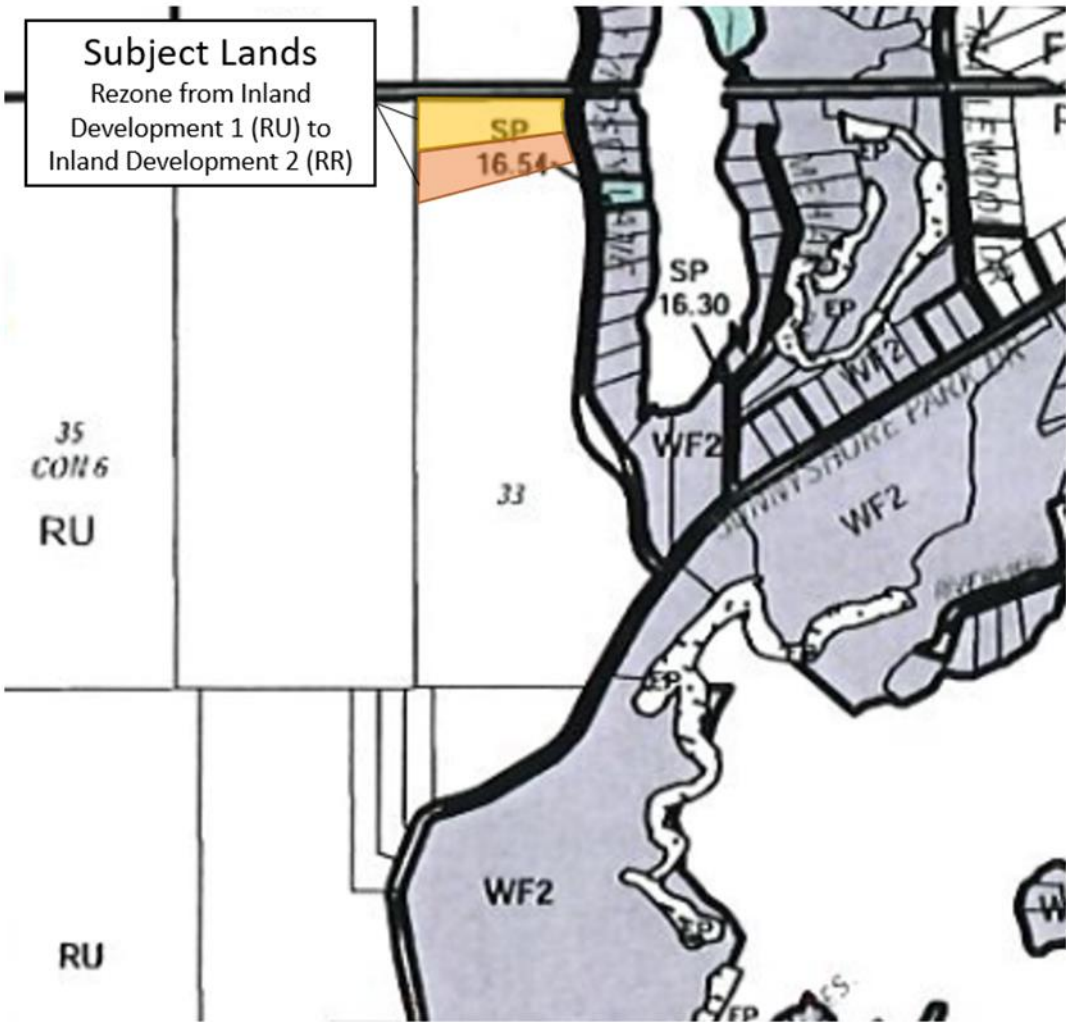
READ a THIRD time and **PASSED** in **OPEN COUNCIL** this 20th day of December, 2022.

David Moore, Mayor

Ina Watkinson, Clerk / Administrator

SCHEDULE 'A'

1.0 This is Schedule 'A' to By-law 2022-64, being a portion of 'Schedule A' (Map No. 129) to Zoning By-law 95-12, passed this 20th day of December, 2022.



David Moore, Mayor

Ina Watkinson, Clerk / Administrator

APPLICATION TO AMEND☐ **OFFICAL PLAN**☒ **ZONING BY-LAW**

1. Applicant Information		
1.1 Name of Applicant: Thomas Reed Address: 1 Islandview Drive, McKellar	Telephone Number:	Cell Phone: 647-500-3035
	Fax:	Business Phone: 905-660-4000
1.2 Name of Owner(s) (if different from the applicant) Address:	Telephone Number:	Cell Phone:
	Fax:	Business Phone:
1.3 Name of the person who is to be contacted about the application (if different from the applicant) Address:	Telephone Number:	Cell Phone:
	Fax:	Business Phone:
2. Purpose of this Application (check appropriate box and complete applicable sections)		
2.1 Application is hereby made for a(n): <input type="checkbox"/> OFFICAL PLAN AMENDMENT <input checked="" type="checkbox"/> ZONING BY-LAW AMENDMENT For the lands hereinafter described and shown on the attached sketch		
What is the existing official plan designation(s) of the subject land?	What is the existing zoning of the subject land? WF2	
What is the proposed amendment to the official plan?	What is the proposed zoning of the subject land? WF2	
What are the reasons for the proposed change?	What are the reasons for the proposed change? To allow an accessory building on lands where there is no Main Building	

APPLICATION FOR ZONING AMENDMENT

3. Location of the Subject Land (complete applicable boxes in 3.1)			
3.1 Road: 1 Islandview Drive Address: Concession Number: Lot Number: 32 Registered Plan Number: M-142 Lot(s)/Block(s): Reference Plan Number: Part Number(s): Island Number: Parcel:			
3.2 Are there any easements or restrictive covenants affecting the subject land? <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If YES, describe the easement or covenant and its effect: </div>			
4. Description of Subject Land and Servicing Information (Complete each subsection)			
4.1 Description	Frontage (m.) 20.1	Depth (m.) 75.5	Area (ha.) 0.14
4.2 Buildings or Structure (Attach Separate list if necessary)	Type	Existing Size	Proposed Size
	Garage/carport		119.4 sq m
4.3 Access (check appropriate space)	Provincial Highway	Existing	Proposed
	Municipal road, maintained all year	x	x
	Other public road		
	Right of way		
	Water access (if so, describe below)		
	Describe in section 7.2, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.		
4.4 Water Supply (check appropriate space)	Publicly owned and operated piped water system		
	Privately owned and operated individual well		n/a
	Privately owned and operated communal well		
	Lake or other waterbody		
4.5 Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system		n/a
	Privately owned and operated individual sewage tank (1)		
	Privately owned and		

	operated communal septic system		
	Privy		
	Other means		
	A certificate of approval from the Director having jurisdiction under Part VII of the E.P.A. submitted with this application will facilitate the review.		
4.6 Storm Drainage (check appropriate space)	Method of Drainage:		
	Surface	x	x
	Ditching		
	Piping		
4.7 Other Services (check appropriate space)	Electricity		x
	School Busing		
	Garage Collection		
4.8 If access to the subject land is by private road, or if "other public road" or "right-of-way" was indicated in section 4.3, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.			
5. Lands			
5.1 What are the existing uses on the subject land? Vacant - Vehicular parking		Date use Established: 1959	
What are the proposed uses on the subject land? Garage/Storage		Proposed Commencement Date: 2022	
5.2 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.			
Use or Feature		On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (include approx.. distance)
An agricultural operation, including livestock facility or stockyard			
A landfill			
A sewage treatment plant or waste stabilization plant			
A Provincially significant wetland (Class 1, 2 or 3 wetland)			
A Provincially significant wetland within 120 metres of subject land		n/a	
Flood plain			
A rehabilitated mine site			
A non-operating mine site within 1 km of the subject land			
An active mine site			
An industrial or commercial use, and specify the use(s)			
An active railway line			
A Municipal or Federal airport			
6. Current Applications			

APPLICATION FOR ZONING AMENDMENT

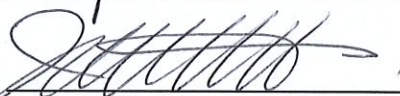

6.1	Is the subject land currently the subject of an application for a minor variance, consent or approval of a plan of subdivision?
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown If YES and if KNOWN, specify the appropriate file number and status of the application.
6.2	Has the land ever been the subject of an Official Plan Amendment or Zoning By-Law Amendment?
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown, if YES and if KNOWN, specify the number for the amendment.
7. Other Information	
7.1	When was the subject land acquired by the current owners?
	September 2019
7.2	If there is any other information that you think maybe useful to the Township or other agencies in reviewing this application? If so, explain below or attach a separate page.
<p>The owners own and occupy a seasonal residence on an island 60 metres from the shore of the Subject Property. The proposed garage would in affect, be an accessory building to the main building on the Island. The garage is required for the safe and tidy storage of property maintenance equipment, recreational vehicles, boats and vehicles.</p>	
8. Plans	
8.1	Key Plan
<p>Every application shall be accompanied by a key plan, drawn to an appropriate scale, properly dimensioned and showing thereon:</p> <ul style="list-style-type: none"> • The boundaries and dimensions of the parcel of land that is the subject of the application, the part of the parcel that is the subject of this application, the location of all adjacent properties and/or islands, transportation routes, etc; • The distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge; • All lands within 120 metres (400 feet) of subject lands; • The nearest highway or township road 	
8.2	Property Sketch
<p>Every application shall be accompanied by a sketch (based on a boundary survey plan of the subject land prepared by an Ontario Land Surveyor) drawn to an appropriate scale, properly dimensioned and showing thereon;</p> <ul style="list-style-type: none"> • The boundaries and dimensions of the subject land and the part that is the subject of this application; • The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land; • The location and dimensions of existing and proposed buildings and structures and their distance from lot lines; • The location of land previously severed from the parcel originally acquired by the current owner of the subject land; • The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks, landscaped open spaces, planting strips, parking areas, loading areas, driveways and walkways; • The existing use(s); 	

- Use on adjacent lands
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a publicly travelled road, a private road right-of-way;
- If access to the subject land is by water only, the location of the parking and boat docking facilities uses;
- The location and nature of any easement affecting the subject land

Additional Information, including architectural drawings and elevations, shall be furnished by the applicant at the request of the Township.

9. Affidavit/Sworn Declaration

- 9.1 The contents of the application and appendices shall be validated by the Applicant (or authorized agent) in the form of the following Affidavit/Sworn Declaration before a Commissioner or other person empowered to take Affidavits.

Dated at the Township of McKellar this 26th day of September 2022
 I, THOMAS REED of the CITY OF TORONTO in the County/District/Regional
 Municipality of Toronto solemnly declare that all the statements contained in this
 application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing
 that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**,
 DECLARED BEFORE ME at the TOWNSHIP of McKellar in the
District of Parry Sound this 26th day of
September 2022
 I, CHRISTINE WATKINSON,
 a Commissioner, etc., Province of Ontario,
 for the Corporation of the Township of McKellar.
 Expires February 6, 2024.
 A Commissioner of Oaths  Signature of Applicant or Agent

10. Authorizations

- 10.1 If the Applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, THOMAS REED, am the owner of the land that is the subject of this
 application for an Official plan Amendment and/or Zoning By-law Amendment and I authorize
 _____ to make this application on my behalf.

Date: 26 SEPT 2022 Signature of Owner: 

- 10.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, _____, am the owner of the land that is the subject of this application for an Official Plan Amendment and/or Zoning By-law Amendment and for the purposes of the Freedom of Information Act, I authorize _____, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date: _____ Signature of Owner: _____

11. Consent of the Owner (this section must be completed for the application to be processed)

- X 11.1 Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, Frank Ryan, am the owner of the land that is the subject of this application and for the purpose of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Questions about this collection of personal information should be directed to the Township Clerk.

Date: 26 SEPT 2022 Signature of Owner: _____

12. Payment of Fees (this section must be completed for the application to be processed)

- X 12.1 Complete the consent of the owner concerning payment of fees set out below.

As of the date of this application, I hereby agree to pay for and bear the entire cost and expense for any engineering, legal, landscape architectural and/or external planning consulting expenses incurred by the Township of McKellar during the processing of this application, in addition to any application fee set by the Township of McKellar.

Date: 26 SEPT 2022 Signature of Owner: _____

13. Ontario Municipal Board Hearing Costs (this section must be completed for the application to be processed)

- X 13.1 Complete the consent of the owner concerning Ontario Municipal Board Hearing costs set out below.

The registered owner hereby acknowledges and agrees to pay all costs incurred by the Township of McKellar related to an appeal in the event that this application is approved and the matter comes before the Ontario Municipal Board.

Date: 26 SEPT 2022 Signature of Owner: _____

Updated January 10, 2022

MEMORANDUM



**J.L. Richards
& Associates Limited**
501-555 Oak Street E
North Bay, ON Canada
P1B 8E3
Tel: 705 495 7597
Fax: 613 728 6012

Page 1 of 6

To: Ms. Ina Watkinson, Clerk/Administrator
Corporation of the Township of McKellar

Date: October 27, 2022

JLR No.: 31960(05)

CC: David Welwood, RPP, MCIP

From: Rebecca Elphick, Planner

Re: Application for Zoning By-law Amendment
1 Islandview Drive, McKellar (PIN: 521300024)
Applicant(s): Thomas Reed

PROPERTY DESCRIPTION The property is legally described as PCL 17981 SEC SS; LT 32 PL M142; MCKELLAR. The subject lands have an area of approximately 1,397 m² and have a frontage of approximately 20.1 metres onto Manitouwabing Lake.

APPLICATION The applicant has requested a Zoning By-law Amendment from the Waterfront Residential Two (WF2) Zone to a Special Provision zone in order permit the construction of a detached garage on the subject lands where no main building has been constructed and to recognize the lot deficiencies and the proposed garage's siting within the rear yard.

RECOMMENDATION The application is consistent with the Provincial Policy Statement and conforms to the Township's Official Plan. As such, the application can be recommended for approval.

BACKGROUND

Pursuant to Section 34 of the *Planning Act*, a zoning by-law amendment is being sought from the Waterfront Residential Two (WF2) Zone to a Special Provision zone to permit the construction of a detached garage on the subject lands where no main building has been constructed and to recognize the reduced lot area and frontage and the proposed garage's siting within the rear yard. The applicant owns and occupies a seasonal residence on an island 60 metres from the shoreline of the subject lands.

The subject lands are located on the west side of Islandview Drive, a municipally owned road with year-round access. The subject lands have an area of approximately 1,397 m² with approximately 20.1 metres of frontage onto Manitouwabing Lake. The subject lands are used for parking. The property contains a small shed, which the applicant proposes to remove. The subject lands are surrounded by Lake Manitouwabing to the south and limited low density residential development to the north, east, and west, along the shoreline of Lake Manitouwabing.

The subject lands are designated Waterfront within the Township's Official Plan and zoned Waterfront Residential (WF2) in the Township's Zoning By-law.

ANALYSIS

Provincial Policy Statement (PPS), 2020

The Provincial Policy Statement (PPS) is issued under Section 3 of the *Planning Act* and is intended to provide policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The *Planning Act* requires that municipal decisions in respect to the exercise of any authority that affects a planning matter "shall be consistent" with the PPS.

Section 1.1.5.2 of the PPS states that on rural lands located in municipalities, permitted land uses include resource-based recreational uses (including recreational dwellings) and other rural land uses. This section details that development that is

compatible with the rural landscape and can be sustained by rural service levels should be promoted. Development on rural lands in municipalities shall be appropriate to the infrastructure which is planned and available and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

The subject lands currently contain a small shed, which the applicant proposes to remove and construct a detached garage. A garage is typically accessory use to a residential use, a recreational dwelling or another rural land use. The subject lands are located on a year-round municipally owned road and are surrounded by limited low density residential development along the shoreline of Lake Manitouwabing. The proposed detached garage will not require sewage or water services. As such, the application is consistent with the outlined permitted uses of rural lands in municipalities, will be compatible with the surrounding rural landscape, and will be appropriate to the infrastructure that is available.

Section 2.1.5 d) of the PPS speaks to natural heritage and states that development and site alteration shall not be permitted in a significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Section 2.1.8 of the PPS states that development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. In regard to natural heritage features, negative impacts are defined by the PPS as “*degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple, or successive development or site alteration activities.*” Per Schedule A of the Township of McKellar’s Official Plan, the subject lands appear to be within deer wintering habitat, which is considered significant wildlife habitat in accordance with the PPS.

The applicant retained Riverstone Environmental Solutions Inc. to prepare a scoped site evaluation report (deer wintering habitat assessment) to evaluate any potential negative impacts on deer wintering habitat. The report, dated October 26, 2022, and prepared by Dr. Bev Wick, Senior Ecologist and Mr. Mike Francis, Ecologist, of Riverstone Environmental Solutions Inc. concluded that the subject property does not exhibit characteristics of deer wintering habitat, and that the proposed development will not negatively impact any potential function of a deer wintering habitat, should this function exist on the local landscape. As such, they have no recommendations for development mitigation. Given the findings of the scoped site evaluation, the application is consistent with Section 2.1.5 of the PPS.

Based on our review, the application is consistent with the relevant provisions of the PPS.

Official Plan of the Township of McKellar

The subject lands are designated ‘Waterfront’ on Schedule ‘A’ the Township’s Official Plan. This designation stems from the Township’s recognition of the need to preserve the traditional character of each of the lakes within its jurisdiction and thus has a strong component relating to the preservation of natural heritage features. The Official Plan, in recognizing the importance of the waterfront, ensures that care is taken to protect this resource when considering new development or redevelopment proposals.

Uses permitted within the ‘Waterfront’ designation are limited to a single detached residential dwelling, existing commercial and tourist commercial uses, home occupations, agricultural and farming uses, public uses, institutional uses, and existing industrial uses. Section 5.1, Accessory Uses, details that where a use is permitted in any designation, it is intended that any uses, buildings, or structures normally incidental, accessory and subordinate to the principal use will also be permitted. Given that a detached garage can be considered a building normally incidental to a residential dwelling, and that a single detached residential dwelling is a permitted use within the Waterfront designation, we can conclude that the detached garage is thus also a permitted use.

Section 7.12.1.4 defines deer yards as significant wildlife habitats. As shown on Schedule A of the Township’s Official Plan, the subject lands are located within a deer wintering yard (see Figure 1). Per Section 7.12.3.5, where development is proposed in or adjacent to other known significant wildlife habitat, a site evaluation report is required demonstrating that there will be no negative impacts to the natural heritage feature or function.

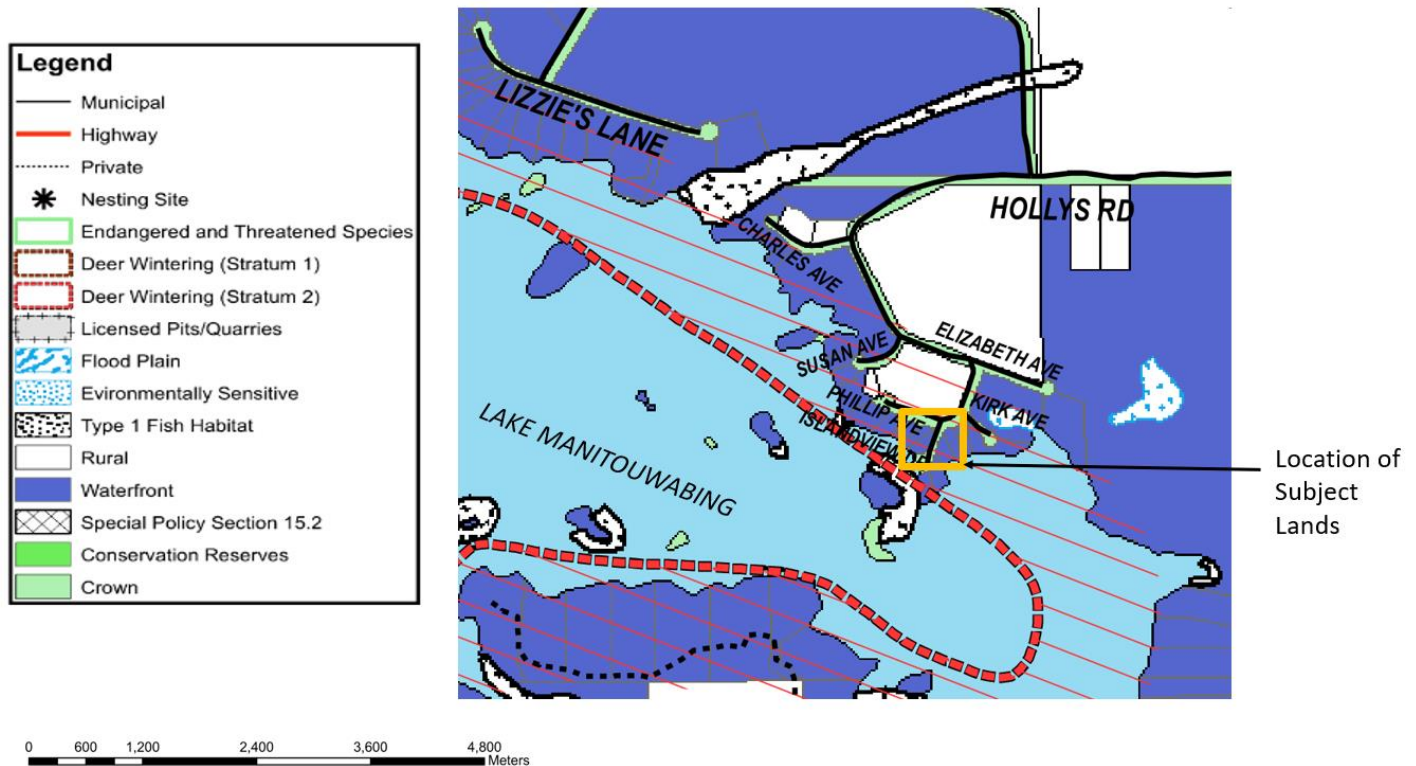


Figure 1 Excerpt of the subject lands in Schedule A of the Township's Official Plan, showing the presence of a Deer Wintering area (Stratum 2)

As previously discussed, the applicant retained River Stone Environmental Solutions Inc. to undertake a scoped site evaluation of the subject lands with respect to the potential for presence of deer wintering habitat. The evaluation concluded that the features of the subject property do not exhibit characteristics of deer wintering habitat and the proposed development will not impact any potential function of a deer wintering habitat, should this function exist on the local landscape.

Per Section 5.8.2.1, all new development must front upon a year-round, publicly maintained road. The subject lands are accessed via Islandview Drive, a municipal road that is maintained year-round.

Based on our review, the application conforms with the relevant provisions of the Township's Official Plan.

Zoning By-law for the Township of McKellar

The subject lands are currently zoned 'Waterfront Residential (WF2)' per the Township of McKellar's Zoning By-law. Permitted uses in this zone are limited to a single detached dwelling, including a home occupation, a mobile home, and one storage building.

Per Section 3.03 a), where this By-law provides that land may be used or a building or structure may be erected, altered or used for a purpose, that purpose shall be deemed to include any accessory building or structure or any use incidental thereto. Subject to the provisions of Section 3.41, an accessory building, structure or use may only be established once the main building, structure or use has been established.

The zone requirements as they relate to the proposed detached garage in the Waterfront Residential (WF2) Zone are as follows:

Waterfront Residential (WF2)			Proposed Detached Garage
Minimum Lot Requirement	Frontage	90 m	20.1 m
	Area	1 ha	1,397 m²
	Depth	60 m	75.5 m
Maximum Lot Coverage			8.5%
Minimum Yards	Front	10 m	32.7 m
	Interior Side	n/a	3.0 m
	Exterior Side	7.5 m	n/a
	Rear	7.5 m	4.0 m
Minimum Building Area (Ground Floor)		60 sq m	119.4 sq m
Maximum Building Height		10 m	< 10 m

The subject lands have a frontage of approximately 20.1 metres onto Manitouwabing Lake, less than the required 90 metre minimum lot frontage as per the zone requirements for the 'Waterfront Residential (WF2)' zone. The subject lands have an area of approximately 1,397 m², less than the required 1 hectare minimum lot area requirement for the 'Waterfront Residential (WF2)' zone. Further, the proposed detached garage sits within the 7.5 metre rear yard, sited 4.0 metres from the rear lot line. The proposed detached garage meets all other zone requirements per the 'Waterfront Residential (WF2)' zone. As such, the applicant is seeking an amendment for a Special Provision to recognize the following site-specific requirements:

- The minimum lot area shall be 1,397 m²,
- The minimum lot frontage shall be 20.1 metres,
- The minimum rear yard shall be 4 metres, and
- An accessory building may be constructed on a lot with or without a main building.

RECOMMENDATION

The application to rezone the subject lands from 'Waterfront Residential (WF2)' to Special Provision 16.72 to recognize the lot deficiencies and the proposed garage's siting within the side and rear yards is consistent with the PPS and conforms to the Official Plan of the Township of McKellar. The subject application is therefore recommended for approval.

Should you have any questions regarding the above, or if additional information is required, please contact the undersigned.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



Rebecca Elphick, M. Pl
Planner

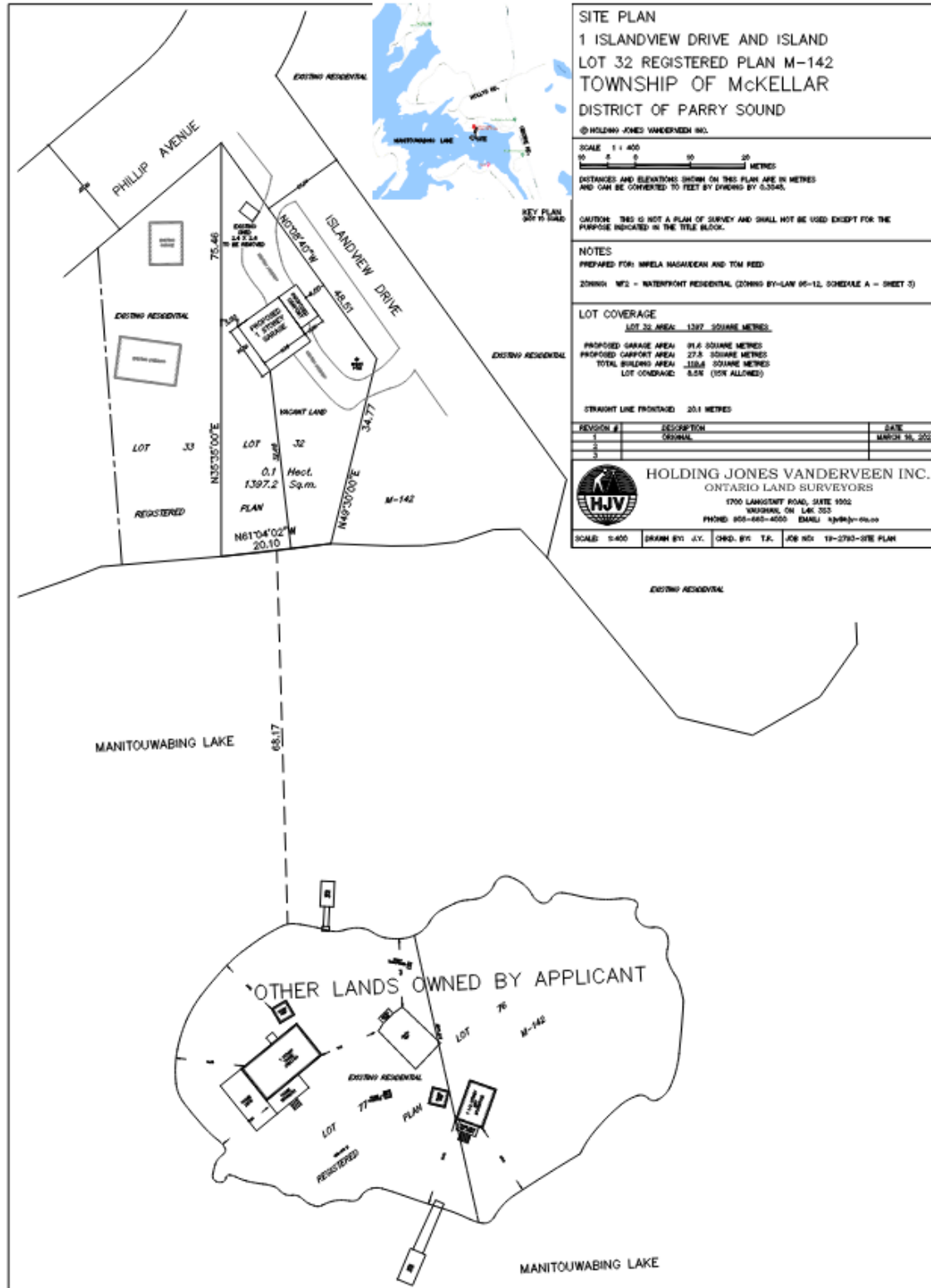
Reviewed by:



David Welwood, MES (Planning), RPP, MCIP
Planner

RE:dw

Attachment 'A'
Site Plan





RIVERSTONE

ENVIRONMENTAL SOLUTIONS INC.

Oct 26, 2022
RS#2022-300

Thomas R. Reed, O.L.S.
Holding Jones Vanderveen Inc.
1002 - 1700 Langstaff Road
Vaughan, L4K 3S3

via email: tom@hjv-ols.ca

SUBJECT: Scoped Site Evaluation Report (Deer Wintering Habitat Assessment), 1 Islandview Drive, Township of McKellar

Dear Thomas,

RiverStone Environmental Solutions Inc. is pleased to provide you with the following letter report. Please contact us if there are any questions regarding the report, or if further information is required.

INTRODUCTION

RiverStone Environmental Solutions Inc. (hereafter RiverStone) was retained to provide a scoped assessment of a property described as 1 Islandview Dr., in the Township of McKellar (hereafter subject property; see **Figures 1 and 2**). The subject property is located on Lake Manitouwabing and is divided into both an island and mainland portion, with the focus of this assessment being on the mainland portion only.

It is our understanding that the property owner (Thomas Reed) has submitted an application to construct an accessory structure (garage) on the mainland portion of the subject property. It is our further understanding that the application has triggered a requirement for Zoning Bylaw Amendment (ZBA), presumably due to the absence of a primary dwelling on the mainland portion of the parcel. Through the Township's review of the application for ZBA, the Township's reviewer has highlighted a potential natural heritage constraint as identified in the Township of McKellar Official Plan (Feb 2018 consolidation). Specifically, Schedule A to the OP identifies an overlay of 'Deer Wintering (Stratum 2)', a designation intended to reflect areas that may provide significant over-wintering habitat functions for White-tailed Deer (*Odocoileus virginianus*).

Deer Wintering Areas (DWAs) represent a form of Significant Wildlife Habitat (SWH) as defined under the provincial 'Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E'. SWH is one of several significant natural heritage features that are protected under core provincial planning policies of the Provincial Policy Statement (PPS). The PPS does not permit development within SWH unless it can be demonstrated that the development will not result in negative impact to the feature or its

functions. Local OPs are obliged to implement assessment requirements to adhere to these policies outlined in the PPS. As such, proposals for development where DWA has been identified are typically subject to site-specific assessment.

Importantly, DWAs are generally identified and delineated on a broad scale, meaning that not all areas within the assigned overlay will support the same level of habitat function, and many areas within the overlay may support no important function at all. The subject property is contained within the Stratum 2 category, which represents a supportive area around the more critical Stratum 1 wintering area. A Stratum 1 DWA is generally more significant and sensitive to disturbance, while the Stratum 2 DWA is often more generic and representative of general wintering foraging areas. The specific Stratum 2 area associated with the subject property spans a very broad area, encompassing almost the entirety of Lake Manitouwabing and large swath of the surrounding landscape (>50 km²).

Given the existing overlay of DWA Stratum 2 within the OP, the Township has requested preparation of a Site Evaluation Report (SER) that is focused on potential impacts to DWA. Our assessment is focused on answering two questions: a) whether or not the subject property supports any DWA functions, and b) if the subject property does support DWA functions, will the proposed development result in a negative impact to such functions. The following sections outline our approach, results, and conclusions in this regard, with recommendations provided where appropriate to aid the Township in their review of the application.

APPROACH AND METHODS

Guiding Environmental Legislation and Policy

The following documents guided the investigations:

- Provincial Policy Statement, 2020, pursuant to the *Planning Act*, R.S.O. 1990, c. P.13, including:
 - Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005 (OMNR 2010)
- District of Parry Sound Official Plan (April 2014)
- Township of McKellar Official Plan (consolidated to Feb 2018)

Information Sources Used to Assess Site Conditions

Information pertaining to the biophysical features and functions of the subject property and surrounding lands was obtained from the following sources:

- **MNRF Significant Wildlife Habitat Technical Guide (2000),**
- **Digital Ontario Base Maps (OBMs; 1:10,000)** to ascertain topography.
- **Colour aerial photography** of the property (digital orthophotos: leaf-off, spring 2008).
- **RiverStone's in-house databases and reference collections.**
- On-site investigation by RiverStone staff

POLICY CONTEXT

The policies and laws that govern protection of DWA in Ontario include those at the municipal and provincial levels.

The Township of McKellar OP has policies regarding DWAs, which are as follows:

- 7.08.1 *New lots in the Waterfront designation will be subject to a minimum lot frontage and a minimum lot area that responds to the particular needs for the various lakes and parts of lakes throughout the municipality. The previous standards for new lakefront properties ranged between 60 metres of frontage to 150 metres of frontage. Lake Manitouwabing generally provided for 60 metre lot frontages on the west side of the Lake and a minimum 90 metre lot frontage on the east side of the Lake in response to the presence of deer wintering habitat.*
- 7.08.3 *The minimum requirement for the size of new lots should be increased to recognize the need for larger areas when individual private services are proposed for new development and/or redevelopment and where there are important habitat features like deer wintering areas or on island properties. The new minimum lot frontage standards will be set out in the implementing Zoning By-law.*
- 7.12.3.4 *Development of fewer than three new residential lots, excluding the retained, may be permitted in or adjacent to significant deer habitat without a site evaluation report addressing deer wintering habitat if the proposed severed and retained lots have a minimum of 90 metre frontage and 90 metre depth, and any coniferous shelter and browse habitat along the shoreline is protected. Alternate lot sizes may be appropriate if an evaluation prepared by a qualified specialist has indicated that deer wintering habitat does not exist*
- 8.8.5 *Lake Manitouwabing is an important natural resource with an abundance of natural heritage features including fish habitat and deer wintering areas along its shoreline. The protection of these habitats will be a high priority and care will be required when assessing any new development or re-development on the lake.*

The District of Parry Sound Official Plan (April, 2014) contains no specific policies pertaining to DWAs. However, as noted in the introduction, DWA is considered a form of SWH under the Provincial Policy Statement (2020). The PPS notes states that:

- 2.1.5 *Development and site alteration shall not be permitted in:*
d) significant wildlife habitat;
- unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

The intent and purpose of these highlighted policies is to protect DWAs for their ecological value and prevent negative impacts from occurring through development processes.

EXISTING CONDITIONS

RiverStone staff undertook a review of site conditions on Oct 14, 2022. The review focused on general vegetation characteristics of the mainland portion of the subject property, with consideration for directly adjacent lands. A broader landscape-scale review was also undertaken using available aerial imagery to assess vegetation patterns of the local area.

The mainland portion of the subject property is very small, measuring approximately 0.13 ha. Topography across the subject property is a gentle to moderate south-facing slope from Islandview Dr. to the shoreline of Lake Manitouwabing. The property supports a manicured amenity space (*i.e.*, grassed lawn), with a gravel access driveway from Islandview Dr. A small storage shed is present, and a wooden docking structure is situated along the shoreline. Natural features are essentially absent, except for a small number of mostly mature trees concentrated near the shoreline. The grouping of trees consists primarily of Paper Birch (*Betula papyrifera*), Red Maple (*Acer rubrum*), Bur Oak (*Quercus macrocarpon*), and White Cedar (*Thuja occidentalis*). Groundcover is limited to the maintained grass area, with minimal regeneration of shrubs or low trees along the margins of the property.

While a scattered tree canopy does exist in limited portions of the parcel, no identifiable vegetation communities are present and, therefore, are not delineated. Annotations are provided on **Figure 2** to provide some additional visual context for site conditions. Photographs showing representative site conditions are provided in **Appendix 1**.

PROPOSED DEVELOPMENT

The proposed development includes construction of a single detached accessory structure (garage), which will presumably be used for parking vehicles, tool storage, etc. to service the associated water-access cottage. The proposed garage would be located in line with the existing driveway and would measure approximate 9x10 m, with an additional small carport for dry vehicle storage. An existing storage shed would be removed as part of the overall plan, as shown on **Appendix 2**.

ASSESSMENT AND RECOMMENDATIONS

As outlined in Section 4.4.1 of the provincial Significant Wildlife Habitat Technical Guide (2000), White-tailed Deer do not move well in deep snow, and they therefore move to sheltered areas for the winter months. White-tailed Deer congregate in deer wintering areas typically when snow depths reach 50 cm or greater and there are sustained cold temperatures. Deer wintering areas consist of dense conifer communities that are large enough to permit thermal regulation and have reduced snow depths to allow deer to move more easily. Deer yards consist of a core area (Stratum 1) of primarily coniferous trees (pines, hemlock, cedar, spruce) with a canopy cover of more than 60%. The core area provides shelter, ease of movement, and protection from predators. The land surrounding the core area is usually mixed or deciduous forest. Understorey shrubs and small trees, especially Eastern White Cedar, provide winter food. Deer tend to use the same yards year after year, and they make up about 10% of the summer deer range.

To confirm an area is being used for deer wintering, it requires suitable vegetation for both thermal cover and food (deciduous shrub, saplings and/or Eastern White Cedar and Eastern Hemlock) in addition to having a history of deer use. Based on our assessment, the subject property lacks any

potential thermal cover or canopy conditions which would support mitigation of snow depths during the winter months. On this basis, the subject property provides no capacity to function as Stratum 1 habitat. Similarly, the subject property lacks young tree regeneration that would support important browsing opportunities, as it is essentially limited to maintained grass lawn and gravel driveway. There is no indication that the subject property supports vegetation structure that is representative of Stratum 2 habitat, although this function is presumably represented on the broader local landscape (as mapped in the OP).

Based on a review of aerial imagery, we estimate that the nearest functional Stratum 1 habitat occurs >1 km to the north/northeast. Large swaths of deciduous and mixed forest cover occur on the local landscape; however, the subject property occurs in a small cluster of residential/seasonal dwellings where manicured areas (e.g., hedgerows, driveways, grassed lawn) appears to be the dominant condition. While it is possible and likely that White-tailed Deer may pass through this residential cluster during varying times of the year, the subject property and surrounding area would not be expected to support overwintering functions. The presence of some deer use does not constitute a deer wintering yard.

SUMMARY

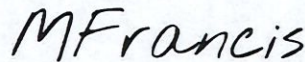
Based on the information outlined above, it is our opinion that the features of the subject property do not exhibit characteristics of deer wintering habitat. It is our opinion that the proposed development on the subject property will not impact thermal cover or browsing opportunities for deer during winter months, if this function exists on the local landscape. Given that the proposed development will not result in removal of any natural vegetation cover, and no wintering habitat is present, we have no specific recommendations for development mitigation. Should you require any further assistance in forwarding the application, we would be pleased to assist.

Best regards,

RiverStone Environmental Solutions Inc.



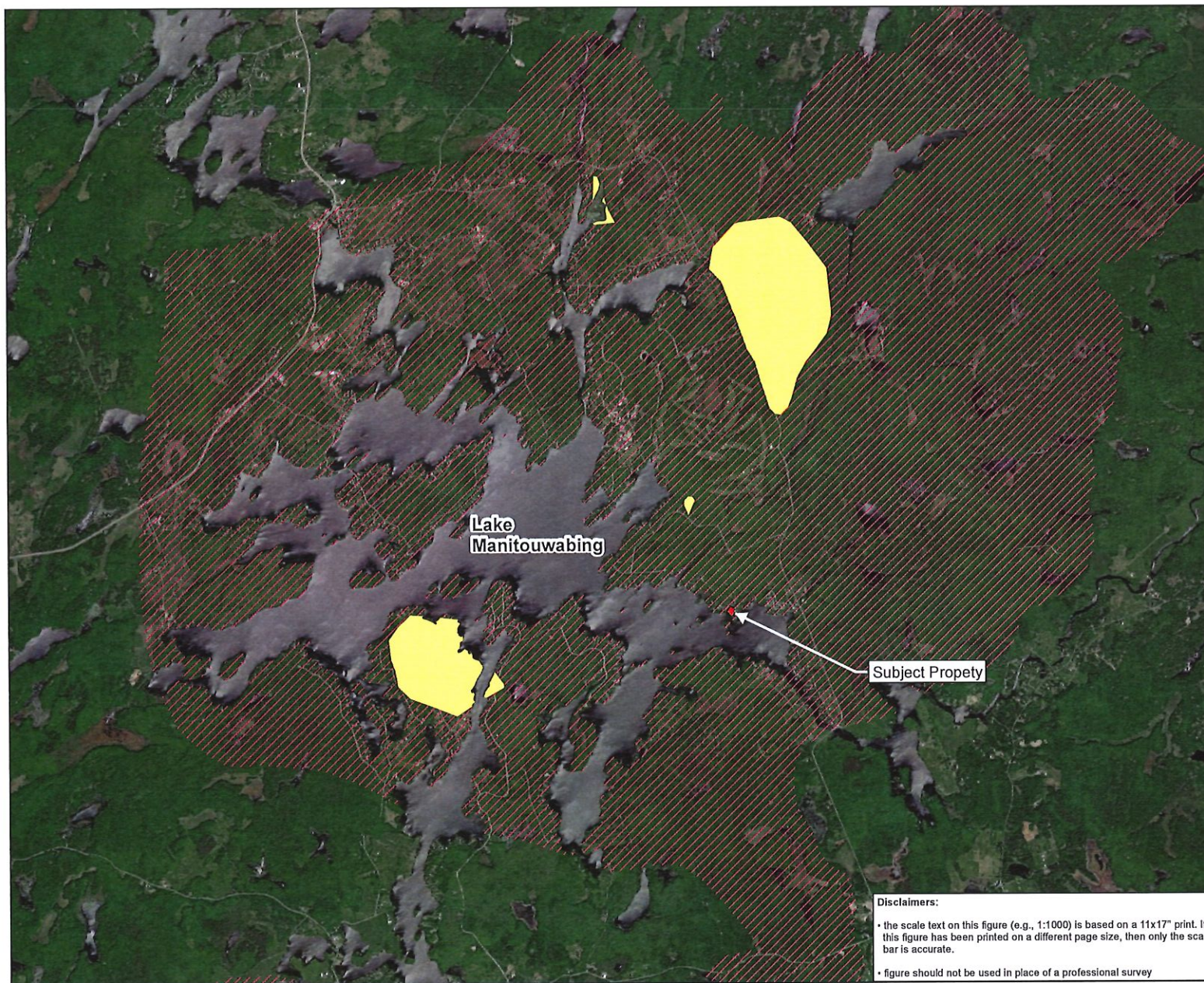
Bev Wicks, Ph.D.
Senior Ecologist/ Principal



Mike Francis, M.E.S., H.B.Sc., E.P.
Ecologist

Attached:

- Figure 1.** Property Location & Landscape Context.
- Figure 2.** Existing Conditions & Proposed Development.
- Appendix 1.** Representative Photos of Site Conditions
- Appendix 2.** Site Plan



Legend

Deer Wintering Area (Land Information Ontario)

////// Deer Wintering Area (Stratum 2)

Yellow Deer Yard (Stratum 1)



Orthorectified aerial photo - spring 2018


Scale	RS Project No.	Date Last Updated	By
1:36,713	2022-300	Oct 19, 2022	RS
0 530 1,060 Metres			

Figure 1. Property Location and Context.



Prepared for: Thomas Reed

Disclaimers:

- the scale text on this figure (e.g., 1:1000) is based on a 11x17" print. If this figure has been printed on a different page size, then only the scale bar is accurate.
- figure should not be used in place of a professional survey



Legend

-  Subject Property
-  Proposed Accessory




Scale	RS Project No.	Date Last Updated	By
1:500	2022-300	Oct 19, 2022	RS
<div> <div>07.515</div> <div>Metres</div> </div> <div>  </div>			

Figure 2. Existing Conditions and Proposed Development.

Prepared for: Thomas Reed

Disclaimers:

- the scale text on this figure (e.g., 1:1000) is based on a 11x17" print. If this figure has been printed on a different page size, then only the scale bar is accurate.
- figure should not be used in place of a professional survey



Photo 1. View of gravelly driveway entry from Islandview Drive.



Photo 2. Shed and portable carport at head of driveway.



Photo 3. View across lot toward shoreline.

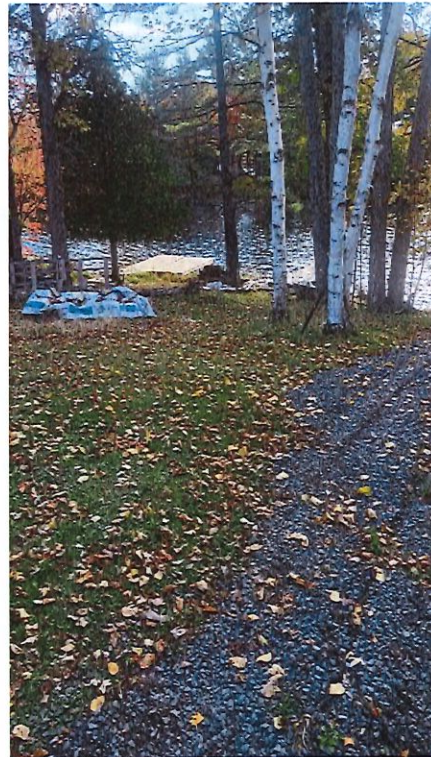


Photo 4. Shoreline with grassed area and scattered mature trees.

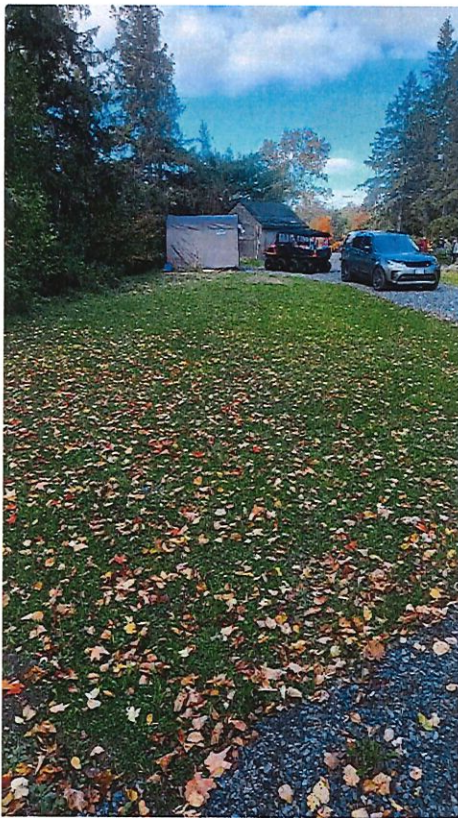


Photo 5. View across grasses area toward Islandview Dr.

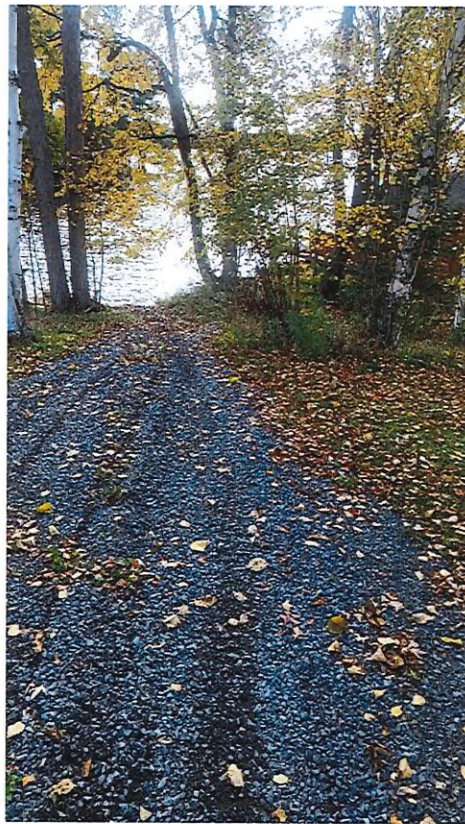
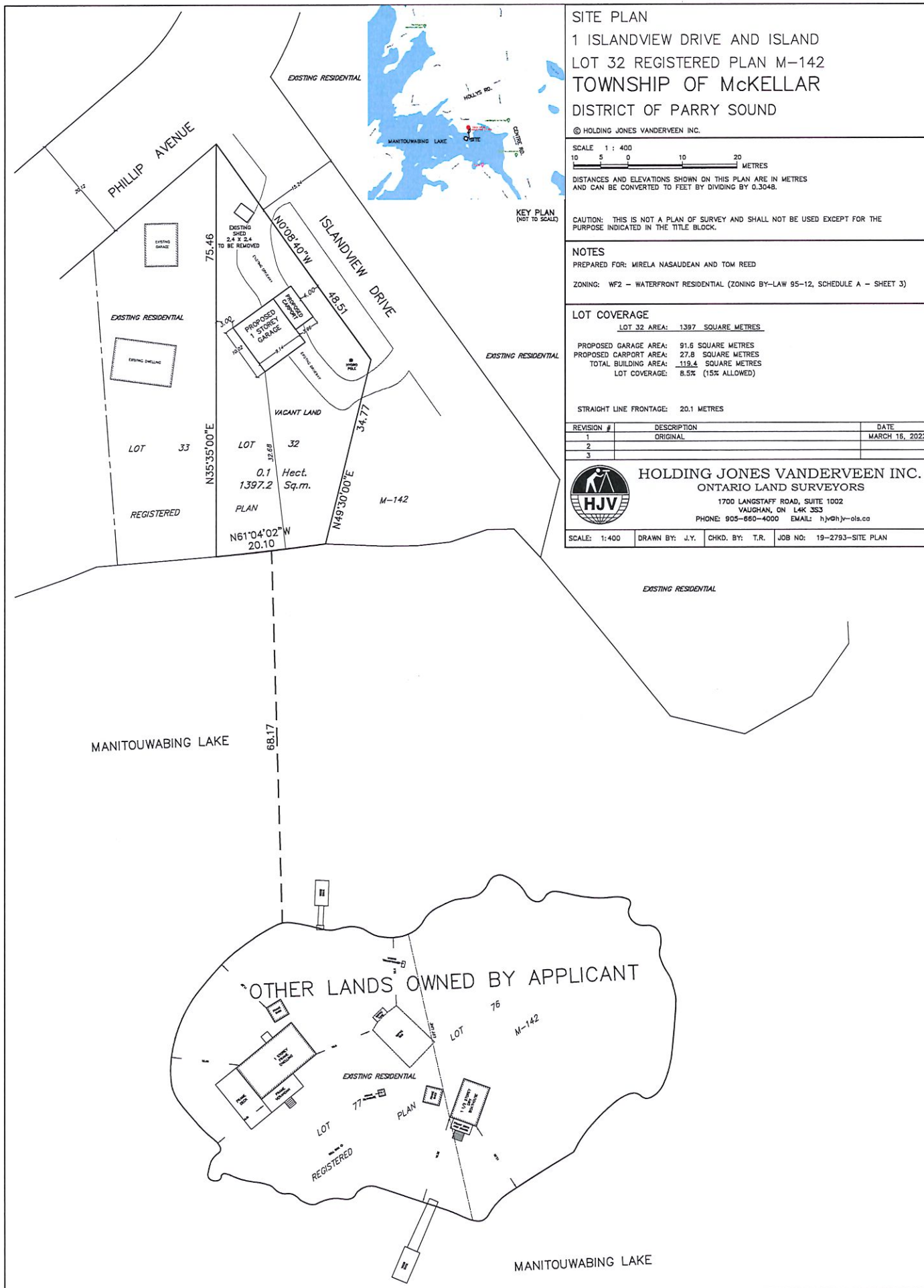


Photo 6. End of gravel driveway at shoreline.



SITE PLAN

1 ISLANDVIEW DRIVE AND ISLAND
LOT 32 REGISTERED PLAN M-142
TOWNSHIP OF McKELLAR
DISTRICT OF PARRY SOUND

© HOLDING JONES VANDERVEEN INC.

SCALE 1 : 400
10 5 0 10 20 METRES

DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE
PURPOSE INDICATED IN THE TITLE BLOCK.

NOTES

PREPARED FOR: MIRELA NASAUDAN AND TOM REED

ZONING: WF2 - WATERFRONT RESIDENTIAL (ZONING BY-LAW 95-12, SCHEDULE A - SHEET 3)

LOT COVERAGE

LOT 32 AREA: 1397 SQUARE METRES

PROPOSED GARAGE AREA: 91.5 SQUARE METRES
PROPOSED CARPORT AREA: 27.8 SQUARE METRES
TOTAL BUILDING AREA: 119.4 SQUARE METRES
LOT COVERAGE: 8.5% (15% ALLOWED)

STRAIGHT LINE FRONTAGE: 20.1 METRES

REVISION #	DESCRIPTION	DATE
1	ORIGINAL	MARCH 15, 2022
2		
3		



HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS
1700 LANGSTAFF ROAD, SUITE 1002
VAUGHAN, ON L4K 3S3
PHONE: 905-660-4000 EMAIL: h.j.v@h-jv-ols.ca

SCALE: 1:400 DRAWN BY: J.Y. CHKD. BY: T.R. JOB NO: 19-2793-SITE PLAN

CORPORATION OF THE TOWNSHIP OF MCKELLAR
BY-LAW NO. 2022-65

Being a By-law to amend By-law No. 95-12, with respect to lands legally described as PCL 17981 SEC SS; LT 32 PL M142; MCKELLAR. The subject property is municipally addressed as 1 Islandview Drive (Reed)

WHEREAS By-law No. 95-12 regulates the use of land and the use and erection of buildings and structures within the Township of McKellar;

AND WHEREAS the Council of the Corporation of the Township of McKellar deems it advisable to amend By-law No. 95-12 as hereinafter set forth;

AND WHEREAS authority to pass such a by-law is provided by Section 34 of the *Planning Act, R.S.O. 1990, Chapter P.13* and amendments thereto;

NOW THEREFORE the Council of the Corporation of the Township of McKellar enacts as follows:

1.0 THAT ZONING BY-LAW NO. 95-12 IS AMENDED AS FOLLOWS:

1.1 Schedule 'A' (Sheet 1) to Zoning By-law 95-12, is hereby further amended, by rezoning the lands legally described as PCL 17981 SEC SS; LT 32 PL M142; MCKELLAR (municipally addressed as 1 Islandview Drive) to Special Provision 16.71 as shown on Schedule 'A' attached hereto and forming a part of this By-law.

1.2 Section 16 (Special Provisions) is further amended, by adding the following paragraph at the end of the section (16.72):

"Notwithstanding the requirements of this By-law, on lands located at PCL 17981 SEC SS; LT 32 PL M142; MCKELLAR, 1 Islandview Drive as identified on Schedule 'A' attached hereto, the requirements of the Waterfront Residential Two (WF2) Zone shall apply, except:

- a) The minimum lot area shall be 1,397 square metres.
- b) The minimum lot frontage shall be 20.1 metres.
- c) The minimum rear yard shall be 4.0 metres.
- d) An accessory building may be constructed on a lot with or without a main building.

2.0 Schedule 'A' attached hereto is hereby made part of this By-law.

3.0 This By-law shall come into force and effect pursuant to the provisions of and Regulations made under the *Planning Act, R.S.O. 1990*.

READ a FIRST and SECOND time this 20th day of December, 2022.

David Moore, Mayor

Ina Watkinson, Clerk / Administrator

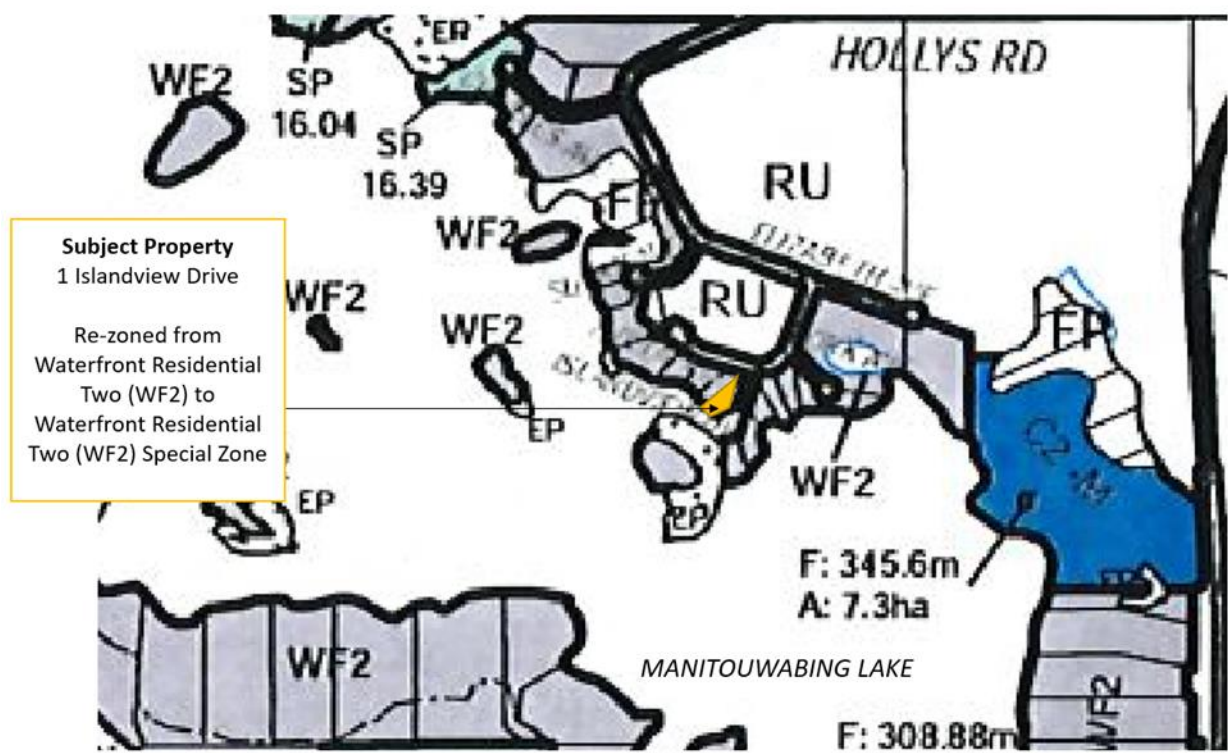
READ a **THIRD** time and **PASSED** in **OPEN COUNCIL** this 20th day of December, 2022.

David Moore, Mayor

Ina Watkinson, Clerk / Administrator

SCHEDULE 'A'

- 1.0 This is Schedule 'A' to By-law 2022-65, being a portion of 'Schedule A' (Map No. 129) to Zoning By-law 95-12, passed this 20th day of December, 2022.



David Moore, Mayor

Ina Watkinson, Clerk / Administrator



Township of McKellar

701 Hwy #124, P.O. Box 69, McKellar, Ontario POG 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

APPLICATION FOR ZONING AMENDMENT

General Instructions: Read carefully before completing application.

1. Application to be completed in full.
2. **Fee: \$1,500.00**
Includes costs of photocopying, postage, holding of special meeting, and any other directly relatable expenditure over and above normal municipal staff administrative costs, and shall exclude any costs associated with the participation of professionals, such as engineers, planners or solicitors or the costs associated with the holding of Ontario Municipal Board hearings.
3. **Deposit: \$1,000.00**
The applicant shall reimburse the Township on demand for all costs incurred in the processing of the application, including but not limited to the costs of professional planning services, legal fees, costs relating to the serving of notices and advertising, survey fees and engineering fees. A deposit of \$1,000.00 shall be required to cover above costs, which shall be returned if no additional costs are incurred or a further deposit may be required to cover additional costs.
4. Application to be signed by owner or authorized agent only.
5. The consideration of this application does not make the Township liable for any of the applicant's costs for legal, surveying, or other professional costs.
6. If there are objections to the amending By-law and a hearing of the Ontario Municipal Board is to be held, the applicant should arrange to be present in person, or to be represented by legal counsel at the meeting.

To Accompany Application:

A legal survey plan or a plan of the property accurately drawn to an appropriate scale based on a true survey showing:

- Existing buildings or structures on site and their dimensions
- Location of proposed buildings including their height and dimensions
- Location, widths, and names of abutting roads
- Natural features: watercourses, wooded areas, swamps, etc., and
- Any other information which might be helpful for Council's consideration of the application

Personal information contained on the application form will be used for the purpose of considering your application for a Zoning Amendment. Questions regarding the collection of this information should be directed to the Clerk.

APPLICATION FOR ZONING AMENDMENT

APPLICATION TO AMEND

☐ OFFICIAL PLAN

☒ **X ZONING BY-LAW**

1. Applicant Information			
1.1	Name of Applicant: Paul LeBlanc Address: 90 Morton Ave E Brantford, ON N3R 7J7	Telephone Number: 519-754-6844	Cell Phone:
		Fax:	Business Phone:
1.2	Name of Owner(s) (if different from the applicant) Address: Maria LeBlanc	Telephone Number:	Cell Phone:
		Fax:	Business Phone:
1.3	Name of the person who is to be contacted about the application (if different from the applicant) Address:	Telephone Number:	Cell Phone:
		Fax:	Business Phone:
2. Purpose of this Application (check appropriate box and complete applicable sections)			
2.1 Application is hereby made for a(n): <input type="checkbox"/> OFFICIAL PLAN AMENDMENT <input checked="" type="checkbox"/> X ZONING BY-LAW AMENDMENT For the lands hereinafter described and shown on the attached sketch			
What is the existing official plan designation(s) of the subject land?		What is the existing zoning of the subject land? Waterfront Lot - Special Provision 16.39 Non-waterfront Lot - Special Provision	
What is the proposed amendment to the official plan?		What is the proposed zoning of the subject land? Waterfront Lot - WF2 Non-waterfront Lot - Rural Residential	
What are the reasons for the proposed change?		What are the reasons for the proposed change? Condition of Consent Application B33/2022 (LeBlanc)	

APPLICATION FOR ZONING AMENDMENT

3. Location of the Subject Land (complete applicable boxes in 3.1)			
3.1 Road: WATERFRONT LOT Address: Concession Number: Lot Number: Registered Plan Number: Lot(s)/Block(s): Reference Plan Number: Part Number(s): Island Number: Parcel: PLAN M142 LOTS 54 AND 55 PT CHARLES AVE RP 42R17321 PARTS 1 AND 4			
3.2 Are there any easements or restrictive covenants affecting the subject land? <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If YES, describe the easement or covenant and its effect: </div>			
4. Description of Subject Land and Servicing Information (Complete each subsection)			
4.1 Description	Frontage (m.)	Depth (m.)	Area (ha.)
4.2 Buildings or Structure (Attach Separate list if necessary)	Type	Existing Size	Proposed Size
	<i>None</i>		
4.3 Access (check appropriate space)	Provincial Highway	Existing	Proposed
	Municipal road, maintained all year	✓	
	Other public road		
	Right of way		
	Water access (if so, describe below)		
	Describe in section 7.2, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.		
4.4 Water Supply (check appropriate space)	Publicly owned and operated piped water system		
	Privately owned and operated individual well		
	Privately owned and operated communal well		
	Lake or other waterbody		
4.5 Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system		
	Privately owned and operated individual sewage tank (1)		
	Privately owned and		

	operated communal septic system		
	Privy		
	Other means		
	A certificate of approval from the Director having jurisdiction under Part VII of the E.P.A. submitted with this application will facilitate the review.		
4.6 Storm Drainage (check appropriate space)	Method of Drainage:		
	Surface	✓	
	Ditching		
	Piping		
4.7 Other Services (check appropriate space)	Electricity		
	School Busing		
	Garage Collection		
4.8	If access to the subject land is by private road, or if "other public road" or "right-of-way" was indicated in section 4.3, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.		
5. Lands			
5.1	What are the existing uses on the subject land? Vacant What are the proposed uses on the subject land? Vacant	Date use Established: Proposed Commencement Date:	
5.2	Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.		
	Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (include approx.. distance)
	An agricultural operation, including livestock facility or stockyard	n/a	
	A landfill	n/a	
	A sewage treatment plant or waste stabilization plant	n/a	
	A Provincially significant wetland (Class 1, 2 or 3 wetland)	n/a	
	A Provincially significant wetland within 120 metres of subject land	n/a	
	Flood plain	n/a	
	A rehabilitated mine site	n/a	
	A non-operating mine site within 1 km of the subject land	n/a	
	An active mine site	n/a	
	An industrial or commercial use, and specify the use(s)	n/a	
	An active railway line	n/a	
	A Municipal or Federal airport	n/a	
	6. Current Applications		

3. Location of the Subject Land (complete applicable boxes in 3.1)			
3.1 Road: NON-WATERFRONT LOT Address: Concession Number: Lot Number: Registered Plan Number: Lot(s)/Block(s): Reference Plan Number: Part Number(s): Island Number: Parcel:			
PLAN M142 LOT 56,57 & PT LOT 58 INCL RP 42R11713 PART 1 REM PCL 17978 SS			
3.2 Are there any easements or restrictive covenants affecting the subject land? <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If YES, describe the easement or covenant and its effect: </div>			
4. Description of Subject Land and Servicing Information (Complete each subsection)			
4.1 Description	Frontage (m.)	Depth (m.)	Area (ha.)
4.2 Buildings or Structure (Attach Separate list if necessary)	Type	Existing Size	Proposed Size
	None		
4.3 Access (check appropriate space)	Provincial Highway	Existing	Proposed
	Municipal road, maintained all year	✓	
	Other public road		
	Right of way		
	Water access (if so, describe below)		
	Describe in section 7.2, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.		
4.4 Water Supply (check appropriate space)	Publicly owned and operated piped water system		
	Privately owned and operated individual well		
	Privately owned and operated communal well		
	Lake or other waterbody		
4.5 Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system		
	Privately owned and operated individual sewage tank (1)		
	Privately owned and		

	operated communal septic system		
	Privy		
	Other means		
	A certificate of approval from the Director having jurisdiction under Part VII of the E.P.A. submitted with this application will facilitate the review.		
4.6 Storm Drainage (check appropriate space)	Method of Drainage:		
	Surface		
	Ditching		
	Piping		
4.7 Other Services (check appropriate space)	Electricity		
	School Busing		
	Garage Collection		
4.8	If access to the subject land is by private road, or if "other public road" or "right-of-way" was indicated in section 4.3, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.		
5. Lands			
5.1	What are the existing uses on the subject land? Vacant	Date use Established:	
	What are the proposed uses on the subject land? Vacant	Proposed Commencement Date:	
5.2	Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.		
	Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (include approx.. distance)
	An agricultural operation, including livestock facility or stockyard	n/a	
	A landfill	n/a	
	A sewage treatment plant or waste stabilization plant	n/a	
	A Provincially significant wetland (Class 1, 2 or 3 wetland)	n/a	
	A Provincially significant wetland within 120 metres of subject land	n/a	
	Flood plain	n/a	
	A rehabilitated mine site	n/a	
	A non-operating mine site within 1 km of the subject land	n/a	
	An active mine site	n/a	
	An industrial or commercial use, and specify the use(s)	n/a	
	An active railway line	n/a	
	A Municipal or Federal airport	n/a	
	6. Current Applications	n/a	

6.1	Is the subject land currently the subject of an application for a minor variance, consent or approval of a plan of subdivision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown If YES and if KNOWN, specify the appropriate file number and status of the application. B33/2022 (LeBlanc) - Approved, subject to conditions
6.2	Has the land ever been the subject of an Official Plan Amendment or Zoning By-Law Amendment? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown, if YES and if KNOWN, specify the number for the amendment. waterfront Lot only
7. Other Information	
7.1	When was the subject land acquired by the current owners? July 2021
7.2	If there is any other information that you think maybe useful to the Township or other agencies in reviewing this application? If so, explain below or attach a separate page. Land to stay vacant. No proposed buildings, septic systems or wells for both lots.
8. Plans	
8.1	Key Plan Every application shall be accompanied by a key plan, drawn to an appropriate scale, properly dimensioned and showing thereon: <ul style="list-style-type: none"> • The boundaries and dimensions of the parcel of land that is the subject of the application, the part of the parcel that is the subject of this application, the location of all adjacent properties and/or islands, transportation routes, etc; • The distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge; • All lands within 120 metres (400 feet) of subject lands; • The nearest highway or township road
8.2	Property Sketch Every application shall be accompanied by a sketch (based on a boundary survey plan of the subject land prepared by an Ontario Land Surveyor) drawn to an appropriate scale, properly dimensioned and showing thereon; <ul style="list-style-type: none"> • The boundaries and dimensions of the subject land and the part that is the subject of this application; • The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land; • The location and dimensions of existing and proposed buildings and structures and their distance from lot lines; • The location of land previously severed from the parcel originally acquired by the current owner of the subject land; • The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks, landscaped open spaces, planting strips, parking areas, loading areas, driveways and walkways; • The existing use(s);

- Use on adjacent lands
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a publicly travelled road, a private road right-of-way;
- If access to the subject land is by water only, the location of the parking and boat docking facilities uses;
- The location and nature of any easement affecting the subject land

Additional Information, including architectural drawings and elevations, shall be furnished by the applicant at the request of the Township.

9. Affidavit/Sworn Declaration

- 9.1 The contents of the application and appendices shall be validated by the Applicant (or authorized agent) in the form of the following Affidavit/Sworn Declaration before a Commissioner or other person empowered to take Affidavits.

Dated at the Township of McKellar this 4th day of November 20 22

I, Maria LeBlanc of the Township of McKellar in the County/District/Regional Municipality of Parry Sound solemnly declare that all the statements contained in this

application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing

that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**,

DECLARED BEFORE ME at the Township of McKellar in the District of Parry Sound this 4th day of

November 20 22.

Mary Elizabeth Smith
A Commissioner of Oaths

MARY ELIZABETH SMITH,
a Commissioner, etc., Province of Ontario,
for the Corporation of the Township of McKellar.
Expires August 26, 2025.

Maria LeBlanc
Signature of Applicant or Agent

10. Authorizations

- 10.1 If the Applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, _____, am the owner of the land that is the subject of this application for an Official plan Amendment and/or Zoning By-law Amendment and I authorize _____ to make this application on my behalf.

Date: _____ Signature of Owner: _____

- 10.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, _____, am the owner of the land that is the subject of this application for an Official Plan Amendment and/or Zoning By-law Amendment and for the purposes of the Freedom of Information Act, I authorize _____, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date: _____ Signature of Owner: _____

11. Consent of the Owner (this section must be completed for the application to be processed)

- 11.1 Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, Mariahe Blanc PAUL LEBLANC, am the owner of the land that is the subject of this application and for the purpose of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Questions about this collection of personal information should be directed to the Township Clerk.

Date: Nov 4 / 2022 Signature of Owner: Mariahe Blanc

12. Payment of Fees (this section must be completed for the application to be processed)

- 12.1 Complete the consent of the owner concerning payment of fees set out below.

As of the date of this application, I hereby agree to pay for and bear the entire cost and expense for any engineering, legal, landscape architectural and/or external planning consulting expenses incurred by the Township of McKellar during the processing of this application, in addition to any application fee set by the Township of McKellar.

Date: Nov 4 / 2022 Signature of Owner: Mariahe Blanc

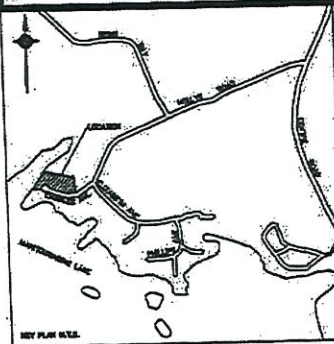
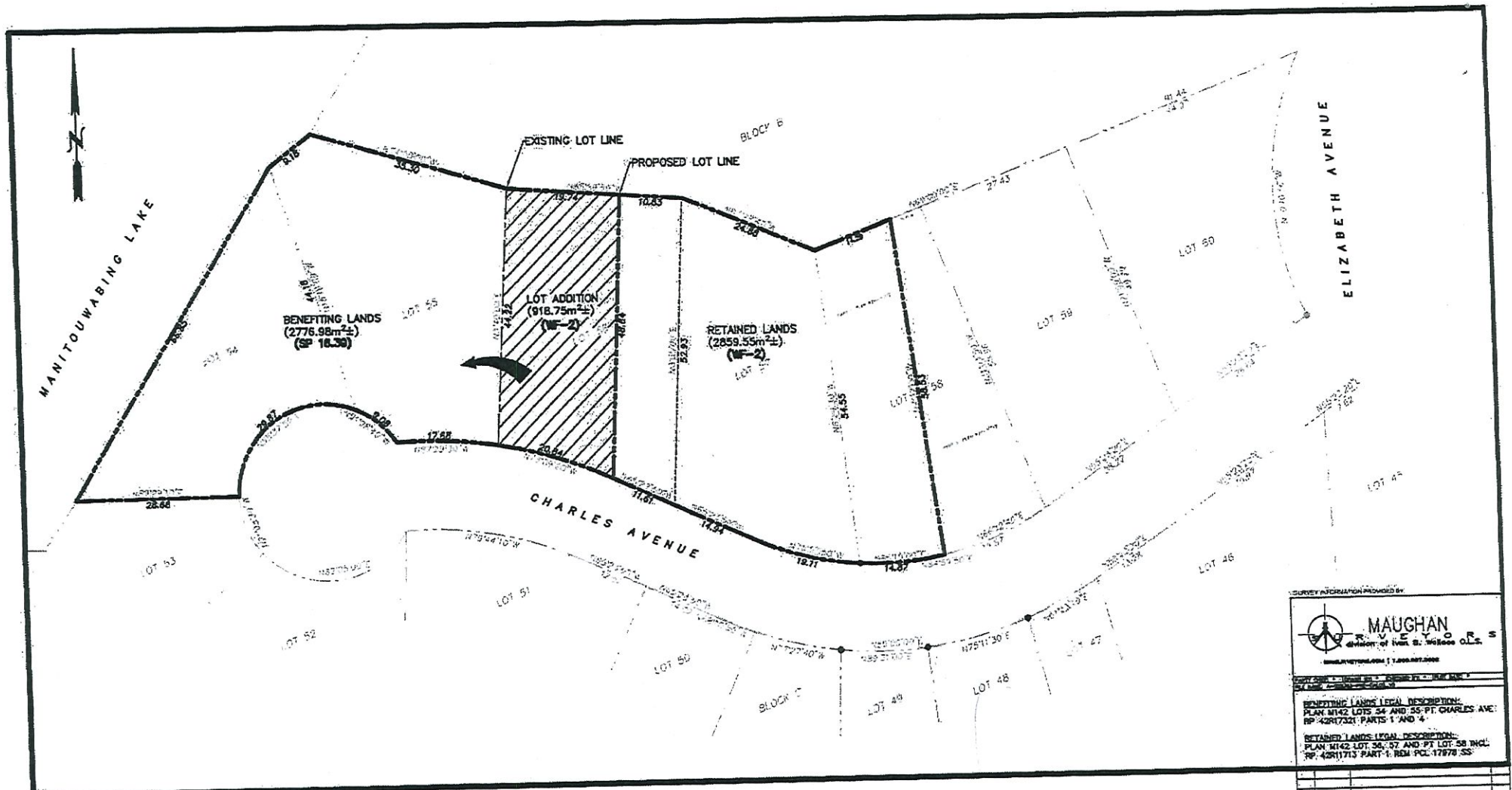
13. Ontario Municipal Board Hearing Costs (this section must be completed for the application to be processed)

- 13.1 Complete the consent of the owner concerning Ontario Municipal Board Hearing costs set out below.

The registered owner hereby acknowledges and agrees to pay all costs incurred by the Township of McKellar related to an appeal in the event that this application is approved and the matter comes before the Ontario Municipal Board.

Date: Nov 4, 2022 Signature of Owner: Mariahe Blanc

Updated January 10, 2022



LOT LINE ADJUSTMENT

CURRENT ZONING
REQUIRED
LOT AREA
LOT FRONTAGE

EXISTING
LOT AREA
LOT FRONTAGE

PROPOSED
LOT AREA
LOT FRONTAGE

BENEFITING
SPECIAL PROVISIONS (SP-16.39)

0.182ha (1820m²)
39.0m

0.278ha (2776.9m²)
56.6m

0.370ha (3695.7m²)
77.5m

RETAINED
WATERFRONT RESIDENTIAL 2 (WF-2)

1.0ha (10000m²)
90.0m

0.378ha (3778.5m²)
81.4m

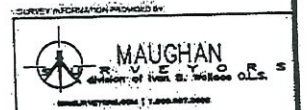
RETAINED TO BE REZONED TO
INLAND DEVELOPMENT 2 (IR)

0.4ha (4000m²)
60.0m

0.286ha (28596m²)
60.5m



PROPERTY FROM RETAINED LANDS
BEING ADDED TO BENEFITING LANDS



BENEFITING LANDS LEGAL DESCRIPTION:
PLAN M142 LOTS 54 AND 55-PT. CHARLES AVE.
RP 4281731 PARTS 1 AND 4

RETAINED LANDS LEGAL DESCRIPTION:
PLAN M142 LOT 56, 57 AND PT LOT 58 INCL.
RP 4281731 PART 1, RCM PCL 17878 SS

SEVERANCE SKETCH

CHARLES AVENUE, MCKELLAR PDA C&A
LOTS 54, 55, 56, 57 AND PART OF LOT 58
TOWNSHIP OF MCKELLAR
DISTRICT OF PARRY SOUND

SEPTD Consulting INC.

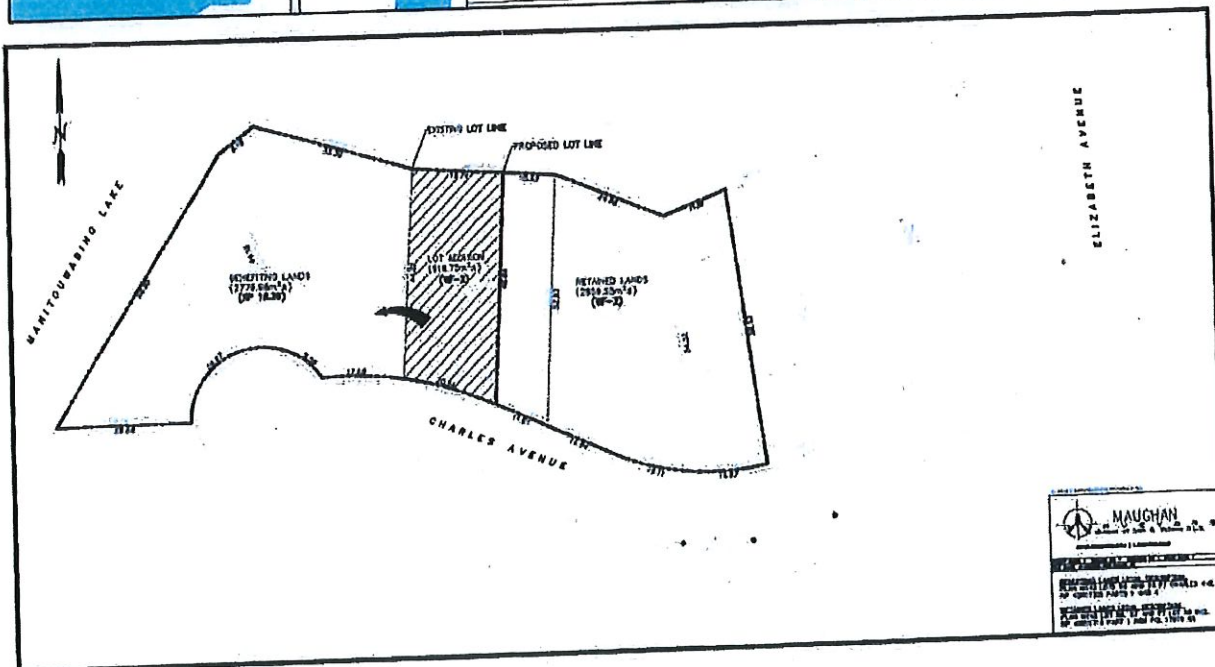
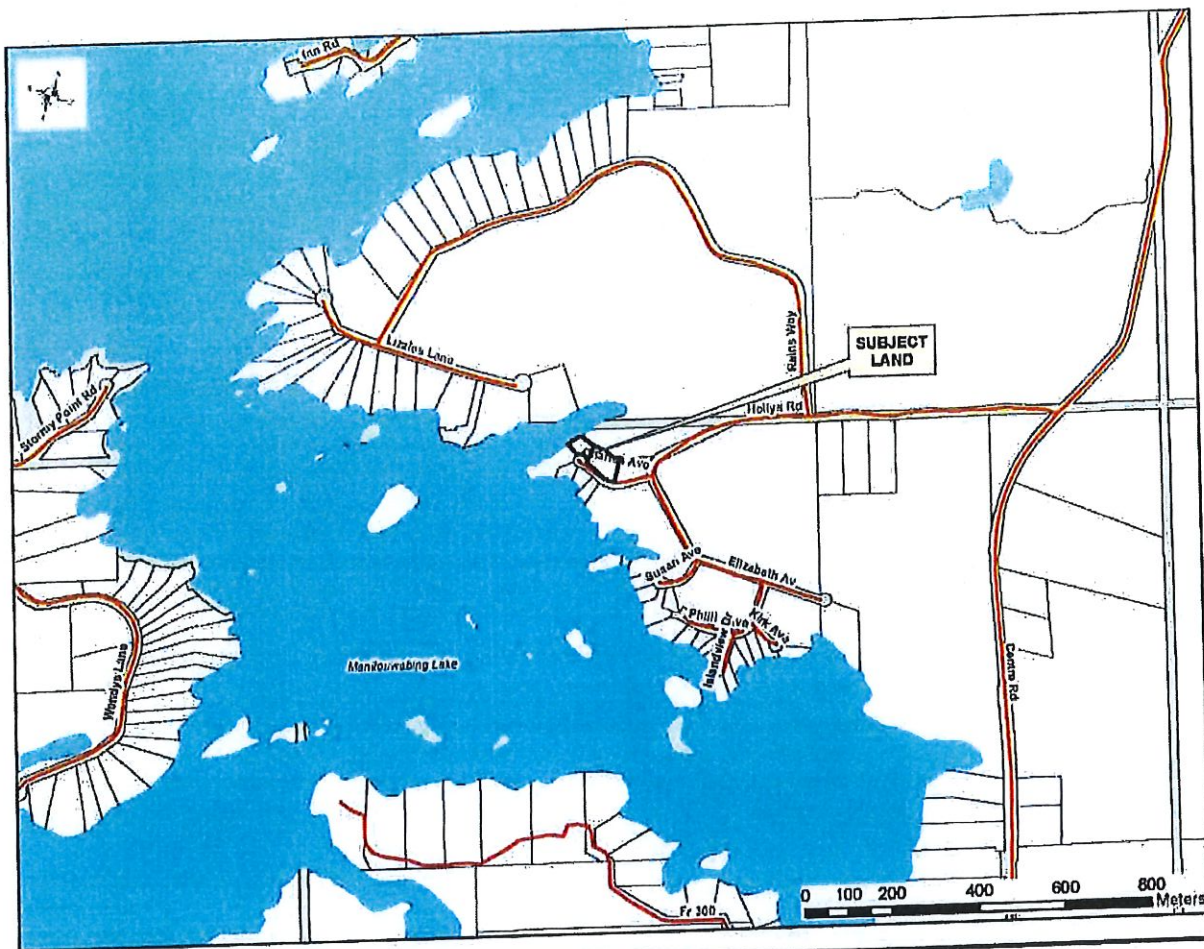
Project No. 022-682

SK-1

DATE: MAY 2022

SCALE: 1:500

LAST REVIEWED: MAY 20-2022



MEMORANDUM



**J.L. Richards
& Associates Limited**
501-555 Oak Street E
North Bay, ON Canada
P1B 8E3
Tel: 705 495 7597
Fax: 613 728 6012

Page 1 of 5

To: Ms. Ina Watkinson, Clerk/Administrator
Corporation of the Township of McKellar

Date: November 8, 2022

JLR No.: 31960(07)

CC: David Welwood, RPP, MCIP

From: Rebecca Elphick, Planner

Re: **Application for Zoning By-law Amendment**
9 Charles Avenue (PIN : 521300043)
Applicant(s): Paul LeBlanc
Owner(s): Maria LeBlanc

PROPERTY DESCRIPTION The property is legally described as PCL 17978 SEC SS; LT 56 PL M142; LT 57 PL M142; LT 58 PL M142 EXCEPT PT 2, 42R11713; MCKELLAR. The property is municipally addressed as 9 Charles Avenue (PIN: 521300043).

APPLICATION The applicant has requested a Zoning By-law Amendment to re-zone the severed lot from Consent Application B33/2022 from the Waterfront Residential 2 (WF2) Zone to the Special Provision 16.39 (SP 16.39) Zone to eliminate split zoning and to re-zone the retained lands from Consent Application B33/2022 from the Waterfront Residential 2 (WF2) Zone to the Special Provision 16.71 (SP 16.71) Zone to recognize the undersized nature of the lot. The Zoning By-law Amendment application is required to fulfill a condition of Consent Application B33/2022.

RECOMMENDATION The application is consistent with the Provincial Policy Statement and conforms to the Township's Official Plan. As such, the application is recommended for approval.

BACKGROUND

Pursuant to Section 34 of the *Planning Act*, a zoning by-law amendment is being sought to re-zone two parcels of land to fulfill a condition of Consent Application B33/2022.

The subject lands are two lots provisionally approved by the Township of McKellar through Consent Application B33/2022. The consent application severed lands from 9 Charles Avenue (PCL 17978 SEC SS; LT 56 PL M142; LT 57 PL M142; LT 58 PL M142 EXCEPT PT 2, 42R11713; MCKELLAR) to add to a neighbouring parcel of land on Charles Avenue (PT LT 55 PL M142 PT 1 42R17321; PT LT 54 PL M142 PT 4 42R17321; MCKELLAR). The subject lands are located on the north side of Charles Avenue, a municipally owned road with year-round access. Following the lot addition, the benefitting lands have an area of 0.37 ha (3695.7 m²) and frontage of 77.5 m. The retained lands have an area of 0.29 ha (2859.6 m²) and frontage of 60.5 m. The subject lands are currently vacant of any buildings or structures but will likely be developed for future residential use. The subject lands are surrounded by Manitouwabing Lake to the east, vacant lands to the north, and limited low density residential and seasonal residential development in all other directions. The applicants propose no water supply or sewage services on the subject lands, given that they are proposing for the lands to remain vacant at this time. However, future servicing of the parcel would need to occur on the basis of individual on-site sewage and water services (i.e., well and septic).

The benefitting lands are designated Waterfront within the Township's Official Plan (*Schedule A: Land Use Plan Township of McKellar*) and are zoned Special Provision 16.39 and Waterfront Residential 2 (WF2) in the Township's Zoning By-law 95-12. The retained lands and severed lands are designated Rural within the Township's Official Plan (*Schedule A: Land Use Plan Township of McKellar*) and are zoned Waterfront Residential 2 (WF2) in the Township's Zoning By-law 95-12.

ANALYSIS

Provincial Policy Statement (PPS), 2020

The Provincial Policy Statement (PPS) is issued under Section 3 of the *Planning Act* and is intended to provide policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The *Planning Act* requires that municipal decisions in respect to the exercise of any authority that affects a planning matter “shall be consistent” with the PPS.

Section 1.1.5.2 of the PPS states that on rural lands located in municipalities, permitted land uses include resource-based recreational uses (including recreational dwellings), residential development, and other rural land uses. This section details that development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted. Development on rural lands in municipalities shall be appropriate to the infrastructure which is planned and available and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

The subject lands are currently vacant but will likely be used for future residential purposes, which is a permitted use on rural lands in a municipality. The subject lands are located on a year-round municipally owned road and are surrounded by Manitouwabing Lake to the east, vacant lands to the north, and limited low density residential and seasonal residential development in all other directions (see Figure 1 for an aerial view of the subject lands). As such, the application is consistent with of the policies for rural lands in municipalities.

Figure 1: Aerial view of subject lands



Based on our review, the application is consistent with relevant provisions of the PPS.

Official Plan of the Township of McKellar (2018)

The benefiting lands are designated 'Waterfront' and the retained lands and severed lands are designated 'Rural' on Schedule A of the Township's Official Plan (OP).

The permitted uses in the 'Waterfront' designation include a single detached residential dwelling as per lot of record, existing general commercial and tourist commercial uses, home occupations, agricultural and farming uses, public uses, institutional uses, and existing industrial uses. The benefitting lands are currently vacant but will likely be used for future residential uses, as permitted in the 'Waterfront' designation.

The permitted uses in the 'Rural' designation include forestry, agricultural, resource uses, low density residential, institutional, commercial, industrial, pits and quarries licensed by the Province, home industries, home occupations, and bed and breakfasts. The retained lands are currently vacant but will likely be used for future residential uses, as permitted in the 'Rural' designation.

Per Section 5.8.2.1, all new development must front upon a year-round, publicly maintained road. The subject lands are accessed via Charles Avenue, a municipal road that is maintained year-round.

Based on our review, the application conforms with the relevant provisions of the Township's Official Plan.

Zoning By-law for the Township of McKellar (95-12)

The proposed Zoning By-law Amendment is required as a condition of Consent Application B33/2022. The proposed Zoning By-law Amendment application seeks to re-zone the severed lot from Consent Application B33/2022 from the Waterfront 2 (WF2) Zone to the Special Provision 16.39 (SP 16.39) Zone to eliminate split zoning. The proposed Zoning By-law Amendment application also seeks to re-zone the retained lands from Consent Application B33/2022 from the Waterfront Residential 2 (WF2) Zone to the Inland Development 2 (RR) Zone.

Per Section 16.39 of the Township's Zoning By-law, a single detached dwelling together with any permitted accessory uses may be erected, used, or enlarged on each of the three lots in Part of Lot 24, Concession 6 fronting Lake Manitouwabing. This section establishes a minimum lot area of 0.182 ha, a minimum frontage of 39 m, and all other applicable general provisions and zone requirements for the Waterfront Residential 2 (WF2) Zone. The benefitting lands, including the lot addition, have a lot area of 0.370 ha and a frontage of 77.5 m, in compliance with these standards. The WF2 zone standards further establish a minimum lot depth of 60 m. The benefitting lands, including the lot addition, have a lot depth greater than 60 m, in compliance with the WF2 zone standards. The benefitting lands are currently vacant of any buildings or structures but will likely be used for future residential development, as permitted by Special Provision 16.39.

Per Section 5.01 a) of the Zoning By-law, permitted uses in the Inland Development 2 (RR) Zone include a single detached dwelling, an accessory apartment, a home occupation, a home industry, a boarding house, a nursing home, or a mobile home. The retained lands are currently vacant of any buildings or structures but will likely be used for future residential development, as permitted by the RR Zone. The zone requirements for the RR Zone establish a minimum lot area of 0.4 ha, a minimum lot frontage of 60 m, and a minimum lot depth of 45 m. The retained lands have a lot area of 0.286 ha, frontage of 60.5 m, and a lot depth of 48.64 m. While the lot frontage and lot depth meet the requirements of the RR zone, the lot is undersized per the RR zone requirements. As such, the proposed Zoning By-law Amendment seeks to instead re-zone the retained lands from Consent Application B33/2022 to the Special Provision 16.71 (SP 16.71) Zone, such that all applicable general provisions and zone requirements of the Inland Development 2 (RR) Zone are met, with the exception of minimum lot area, which shall be 0.286 ha.

RECOMMENDATION

The application to re-zone the lands severed lot from Consent Application B33/2022 from the Waterfront Residential 2 (WF2) Zone to the Special Provision 16.39 (SP 16.39) Zone and to re-zone the retained lands from Consent Application B33/2022 from the Waterfront Residential 2 (WF2) Zone to the Special Provision 16.71 (SP 16.71) Zone is consistent with the PPS and conforms to the Township of McKellar's Official Plan. The application is therefore recommended for approval.

Should you have any questions regarding the above, or if additional information is required, please contact the undersigned.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

A handwritten signature in blue ink that reads "RElphick". The letters are cursive and somewhat stylized.

Rebecca Elphick, M. Pl
Planner

Reviewed by:

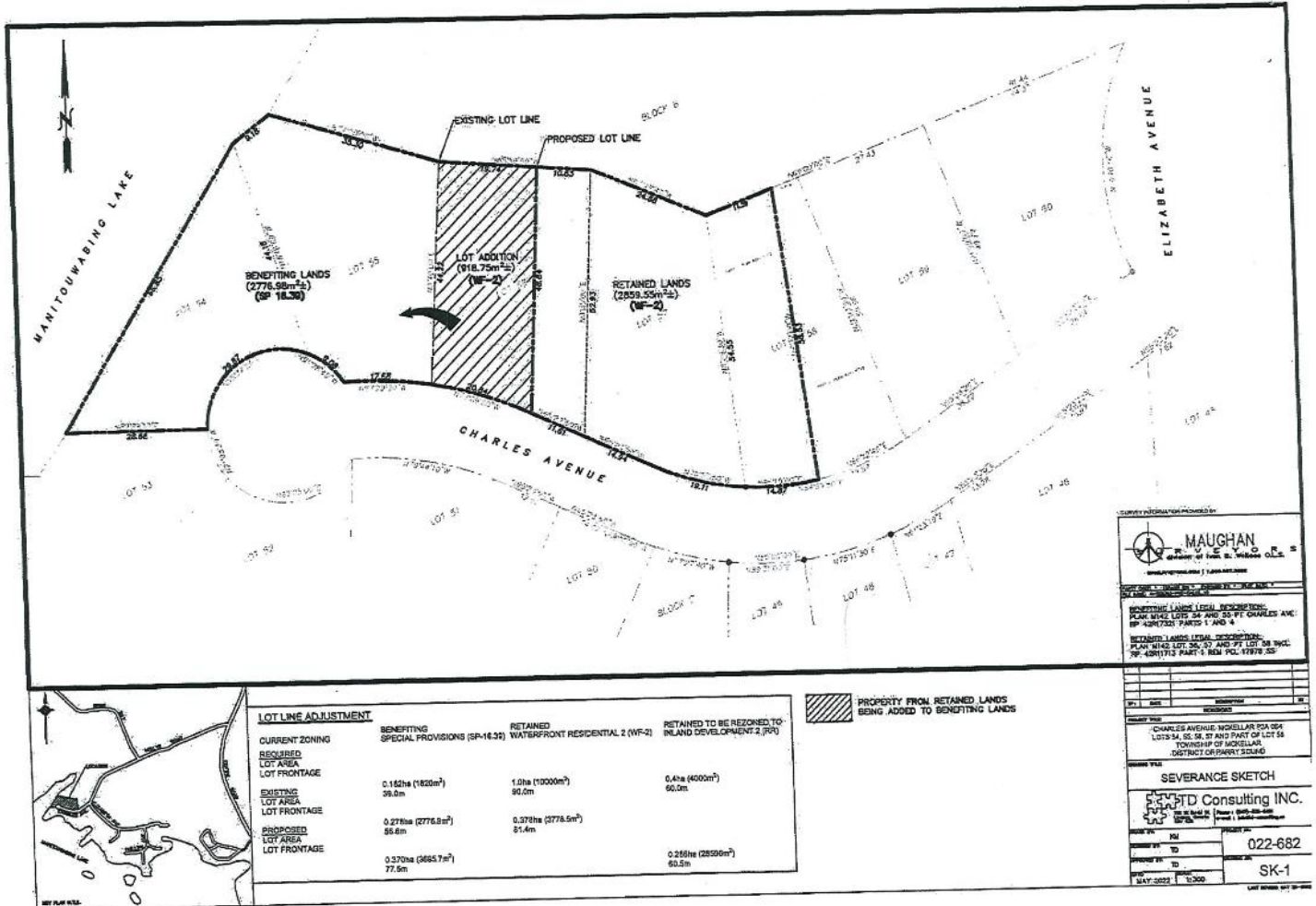
A handwritten signature in blue ink that reads "Dave Welwood". The signature is written in a cursive, flowing style.

David Welwood, MES (Planning), RPP, MCIP
Planner

RE:dw

Attached: Attachment 'A'

Attachment 'A'
Severance Sketch as submitted by the Applicant



CORPORATION OF THE TOWNSHIP OF MCKELLAR

BY-LAW NO. 2022-66

Being a By-law to amend By-law No. 95-12, with respect to lands legally described as PCL 17978 SEC SS; LT 56 PL M142; LT 57 PL M142; LT 58 PL M142 EXCEPT PT 2, 42R11713; MCKELLAR (LeBlanc)

WHEREAS By-law No. 95-12 regulates the use of land and the use and erection of buildings and structures within the Township of McKellar;

AND WHEREAS the Council of the Corporation of the Township of McKellar deems it advisable to amend By-law No. 95-12 as hereinafter set forth;

AND WHEREAS authority to pass such a by-law is provided by Section 34 of the *Planning Act, R.S.O. 1990, Chapter P.13* and amendments thereto;

NOW THEREFORE the Council of the Corporation of the Township of McKellar enacts as follows:

1.0 THAT ZONING BY-LAW NO. 95-12 IS AMENDED AS FOLLOWS:

1.1 Schedule 'A' (Sheet 1) to Zoning By-law 95-12, is hereby further amended, by rezoning the retained lands from Consent Application B33/2022 located at PCL 17978 SEC SS; LT 56 PL M142; LT 57 PL M142; LT 58 PL M142 EXCEPT PT 2, 42R11713; MCKELLAR to the Special Provision 16.71 (SP 16.71) Zone as shown on Schedule 'A' attached hereto and forming a part of this By-law.

1.2 Section 16 (Special Provisions) is further amended, by adding the following paragraph at the end of the section (16.71):

"Notwithstanding the requirements of this By-law, on lands located at PCL 17978 SEC SS; LT 56 PL M142; LT 57 PL M142; LT 58 PL M142 EXCEPT PT 2, 42R11713; MCKELLAR as identified on Schedule 'A' attached hereto, the requirements of the Inland Development 2 (RR) Zone shall apply, except:

a) The minimum lot area shall be 0.286 hectares."

1.3 Schedule 'A' (Sheet 1) to Zoning By-law 95-12, is hereby further amended, by rezoning the severed lands from Consent Application B33/2022 located at PCL 17978 SEC SS; LT 56 PL M142; LT 57 PL M142; LT 58 PL M142 EXCEPT PT 2, 42R11713; MCKELLAR to the Special Provision 16.39 (SP 16.39) Zone as shown on Schedule 'A' attached hereto and forming a part of this By-law.

2.0 Schedule 'A' attached hereto is hereby made part of this By-law.

3.0 This By-law shall come into force and effect pursuant to the provisions of and Regulations made under the *Planning Act, R.S.O. 1990*.

READ a FIRST and SECOND time this 20th day of December, 2022.

David Moore, Mayor

Ina Watkinson, Clerk / Administrator

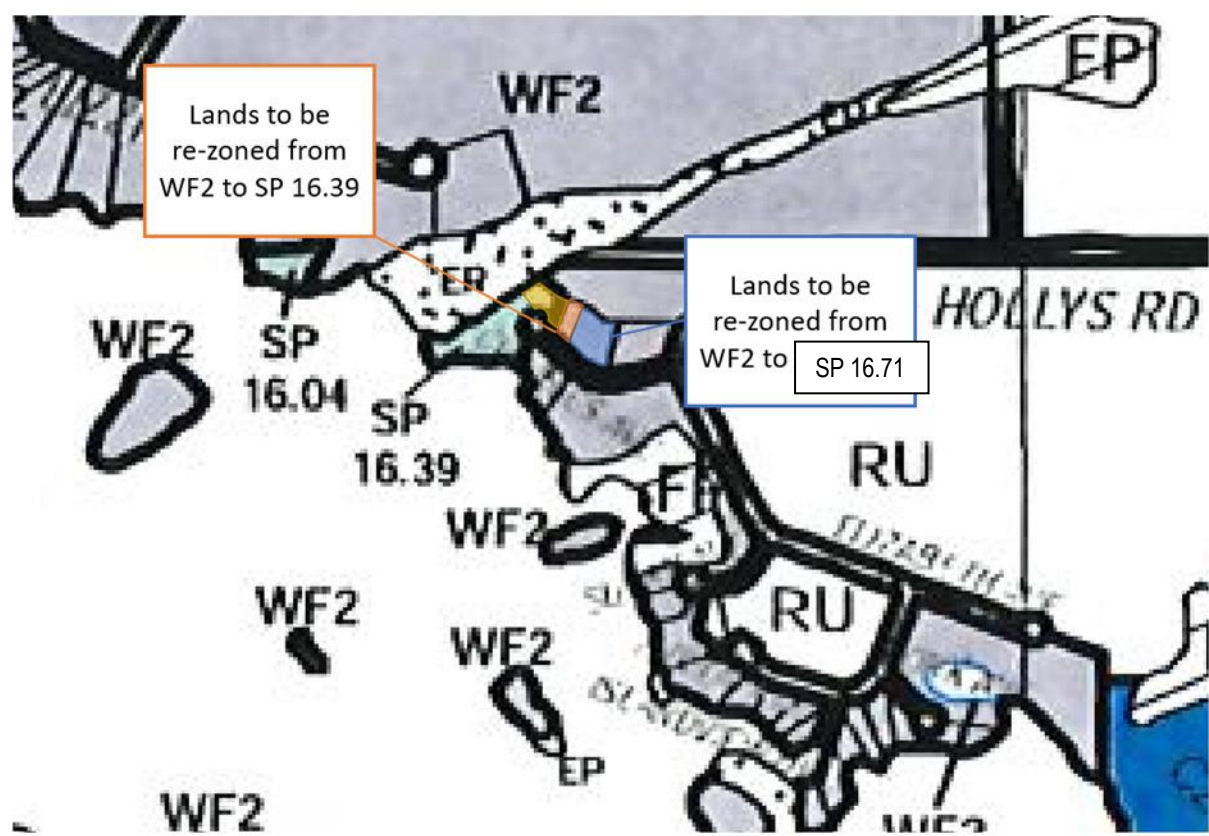
READ a **THIRD** time and **PASSED** in **OPEN COUNCIL** this 20th day of December, 2022.

David Moore, Mayor

Ina Watkinson, Clerk / Administrator

SCHEDULE 'A'

1.0 This is Schedule 'A' to By-law 2022-66, being a portion of 'Schedule A' (Map No. 129) to Zoning By-law 95-12, passed this 20th day of December, 2022.



David Moore, Mayor

Ina Watkinson, Clerk / Administrator



Township of McKellar Staff Report

Prepared for: Council

Department: Fire Department

Agenda Date: December 20, 2022

Report No: FD-2022-6

Subject: Month End Status Updates – November 2022

For the month of November 2022, the Township of McKellar Fire Department responded to a total of 17 calls consisting of:

- 7 Medical calls
- 10 Fire calls (Fire, MVC, Assistance)
- 1 Time we activated Mutual Aid

Tanker 1 has returned to full service, issues have been resolved. Rescue 1 has been put into service and we are currently using a temporary racking system for equipment to allow us to evaluate different equipment configurations within the truck and choose what will work best. Full evaluation of our Personal Protective Equipment took place during our post fire evaluation and discussion on Tuesday November 29.

Station health is good, Huronia has come through and completed the necessary inspections. Station 1 has passed, Station 2 having been neglected for some time required the purchase and placement of new extinguishers to meet code. Morrows Plumbing has been approached to provide regular scheduled maintenance to help avoid catastrophic failures going forward.

Home Safe Home McKellar has kicked off, with the expected slow start we are still pleased to announce that we have sent a crew to our first public request for assistance, at which we provided public education and replaced batteries in existing detectors. We also provided and installed at no charge 1 co and 1 smoke detector to bring the resident up to code. We have also been able to provide detectors and education on two other occasions while responding to medical incidents and the appropriate opportunity presented itself.


McKellar staff participated in our emergency plan review in our EOC, as well as an exercise for compliance requirements at the BOCC in Parry Sound with several other municipalities within our Mutual Aid Agreement. This exercise was a great networking opportunity, as well as practice of our plan in a controlled environment giving us the chance to see how our decision making process was effected during a constantly evolving emergency. McKellar's newly edited plan will be available for council consideration by Dec 20. This year's compliance submission is almost complete as of Dec 1 using the existing plan, and with the understanding that once our updated plan becomes adopted and council creates the by-law bringing it into effect it will replace the existing outdated one. The OEM for Ontario has a draft copy of the updated plan and has provided a positive response.

Respectfully submitted by:



Robert Morrison, CEMC/Fire Chief

Reviewed by:



Ina Watkinson, Clerk/Administrator



Township of McKellar Staff Report

Prepared for: Council

Department: Fire Department

Agenda Date: December 20, 2022

Report No: FD-2022-07

Subject: Post Fire Report - Maplewood Road

On November 23 McKellar Fire responded to a housefire at Maplewood Rd. At approx. 4 pm we received a call for a wood box which had caught fire beside a wood stove in the main room of the residence. The homeowner had returned home after a period of time out to find blacked out windows and a house full of smoke. He opened the door and ventilated the home and found the wood box had burned away.

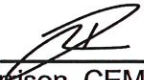
Upon calling 911, crews arrived on scene at 4:21 pm and began extinguishing the fire using fire extinguishers until a properly licensed driver could respond with water carrying apparatus. Mutual Aid was activated with McDougall sending personnel and 2 tankers. Crews were on scene for approximately 2.5 hours conducting extinguishment and overhaul of the burnt areas of the structure and were able to declare loss stopped shortly before 6 pm. The extent of the burning and the compromise to the structure of the floor can be seen in the attached pictures. The family was advised to contact their insurance company and to not re-enter or re-energize the home as wiring and floor stability suffered considerable damage. The family was able to find shelter locally with relatives.

The loss value and circumstances surrounding the fire did not meet OFM criteria for an OFM investigator to attend the scene. They were consulted via telephone by Chief Morrison and the determination to release the scene to the care and control of the homeowner was made.

We at McKellar have thanked our partners at McDougall Fire for their assistance that day, and believe it was a perfect example of the value of cross training with neighboring departments to help create a seamless, reliable, response skillset that makes command of a mutual aid scene easier to manage.

Respectfully submitted by:

Reviewed by:


Robert Morrison, CEMC/Fire Chief


Ina Watkinson, Clerk/Administrator

Attachment: Images of damage

Attachment 1: Images of Damage





Township of McKellar Staff Report

Prepared for: Council

Department: Fire Department

Agenda Date: December 20, 2022

Report No: FD-2022-08

Subject: Request for Bunker Gear Investment

Background

As mentioned in previous reports to council our inventory of Bunker Gear and related PPE has lacked upkeep and investment for a number of years. In a post incident inspection of gear it has been determined that of the approximately 20 sets of bunker gear that McKellar currently owns, almost half is either expired or due to expire in the next year. We were able to secure the donation of 3 sets of bunker gear which created an immediate level of relief to get us through the busy season in McKellar and allowed us to outfit all of our responders with at least a level of protection from the elements. However an investment is necessary to improve our overall situation and correct the previous neglect. As it stands, McKellar has 5 recruits whom have made the commitment to attend the Mutual Aid fire recruit program in the new year. This commitment will require them to attend approximately 80 hours of training on evenings and weekends, pass physical and written testing, and achieve a passing grade of (approximately 70%, still to be determined by the mutual aid training committee) in order to become level 1 firefighters in the province of Ontario. With the new OFM and Provincial regulations which take effect Jan 1 2026, the need for us to increase our numbers and status is apparent in order for us to achieve our level of service designation. At current, McKellar is on course to only provide an exterior level of response. Only if we can provide enough responders, trained to a certain level, will we be able to conduct interior operations. Of the 5 firefighters, only 1 has gear which they will be allowed to wear. 1 has no bunker gear, and any recruitment between now and the beginning of the class will require gear. At current we will not be able to send the new recruits with the gear they currently have. We also have 1 captain with gear which expires in February. This is an unfortunate situation as it will effect the level of service we can provide our community and was completely avoidable with the necessary planning.

Recommendation

It is my recommendation that the township approve the purchase of 8-10 full sets of gear and associated PPE, and that the budget in years to come give consideration to the purchase of 2-3 sets of gear per year beginning in 2024. 8-10 would put us in the position to have all of our most active responders outfitted in valid gear, and provide 1-2 sets for future recruitment or damaged gear replacement. The lifespan for any NFPA certified bunker gear, boots, gloves, or helmets is 10 years from date of manufacture.

Financial

In consultation with the 5 other chiefs of the Mutual Aid Group, they are hoping to conduct a bulk purchase of bunker gear for themselves as a group, from Starfield Lion before the prices go up in January by approximately 7 %. This is a great chance to get a bulk deal, however the price of this gear even in bulk is still \$2600 per set. Not including helmet, boots and gloves, all of which we need. I was able to obtain a quote (attached) for the purchase of 10 sets of gear from another supplier which includes gloves, boots and helmets (please note only 4 sets of gloves and helmets are immediately needed as we replaced a few already this year) for \$28190 (however we get the HST back). While the Starfield gear is the leader in terms of quality, the other gear does meet our needs, and provides us a little more flexibility with it's pricing.

Conclusion

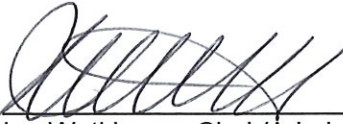
McKellar Fire has been on a very positive trajectory and it is very important to our success to maintain this momentum. It provides us with more opportunity to attract talent, and retain talent, by being a positive place to get involved in our community. We ask of our volunteers to help in situations, and at times, where our rate payers are having their worst day, and it is our responsibility to ensure that they can do so in the safest way possible.

Respectfully submitted by:



Robert Morrison, CEMC/Fire Chief

Reviewed by:



Ina Watkinson, Clerk/Administrator



3635112 Canada Inc.
o/a M&L Supply, Fire & Safety
14935 Cty Rd 2, PO Box 269
Ingleside, ON K0C 1M0
Tel: (613) 537-9559
Fax: (613) 537-9449

QUOTATION

DATE	QUOTE NO.
Dec 02 22	012125-0
MCKELLAR	

Pg 1 of 1

Sold To
McKellar, Township of 701 Hwy 124 PO Box 69 McKellar, ON P0G 1C0

Ship To
McKellar, Township of 701 Hwy 124 PO Box 69 McKellar, ON P0G 1C0

	Contact	SHIP VIA	YOUR P/O NO.	TERMS			SALESPERSON	
		BEST WAY	QUOTE	Net 30 Days			Rose, Steve	
ITEM/PART NO.	DESCRIPTION		ORDERED	UNIT	PST	HST	RATE	AMOUNT
LABA3207B/42	B1 Battalion 32" BLACK Pioneer OSX Battalion Jacket, Size 42		10	EA	E	O	1,199.390	11,993.90
LABA3307K/44-30	B1 Battalion 3" Bib KHAKI Pioneer OSX Battalion Pant, Size 44-30		10	EA	E	O	891.820	8,918.20
IALVW91-8.5	Viking Chainsaw Boot 8.5		10	EA	E	O	185.000	1,850.00
HAFC-P5000-M	FireCraft® "Phoenix" NFPA Structural Glove - M		4	EA	E	O	157.010	628.04
BUPX-BK	Firedome Helmet - BLACK (NFPA) w/R721 BLACK		4	EA	E	O	389.294	1,557.18

Prices do not include freight.

Prices in effect for Fifteen (15) days from date of quote and are sensitive to fluctuating Bank of Canada exchange rates. Large fluctuations in the posted rate may render this quote inaccurate.

Quote Comments

Sub Total	24,947.32
Prov Tax	.00
GST/HST	3,243.15
Total	28,190.47

GST/HST#: 894274125



Welcome to our Yearend Market Report

We started off the year with two obstacles to address— (1) A draft proposal by Mayor Hopkins presented at the March 22,'22 Committee of the Whole to relocate the market to the Community Centre in 2023, and (2) A Complaint by a concerned member of the public regarding market parking. With these two issues hovering over our season, we immediately went to work. To address the draft proposed market relocation a social media post was created on Facebook titled “Have Your Say” requesting feedback from our community members, market visitors and vendors. It became very clear that folks were in favour of the market remaining at the park. It should be noted The McKellar Market has been operating on the waterfront at Minerva Park for over a decade, without incident and hopes to continue this tradition for many years to come.

To address the parking concerns, Director of Operations, Greg Gostick, forwarded an email from Ryan Herbrand, MTO on April 6th, 2022 informing the market that a parking concern had been brought forth late summer 2021 by a member of the public. In order for the market to open this year at Minerva Park a MTO Building and Land Use Permit was required and the market had to meet eleven permit conditions. Further to these conditions and permit requirements, permission was required by council. On April 8th, we received councils blessings to proceed with the MTO Permit Application and started the process to meet the permit demands. All venues attracting large crowds along a King’s Highway require a permit and parking is prohibited. Thankfully, we were able to adjust quickly and implement necessary requirements.

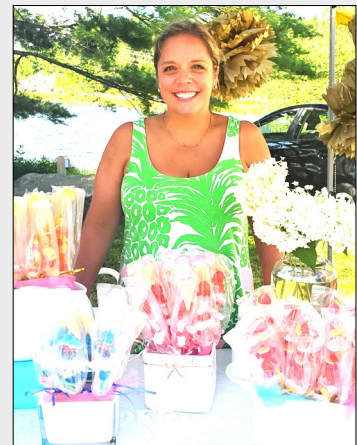
We would like to thank Ryan Herbrand, MTO for his guidance through this process and look forward to working with the MTO and our newly appointed council in the future.



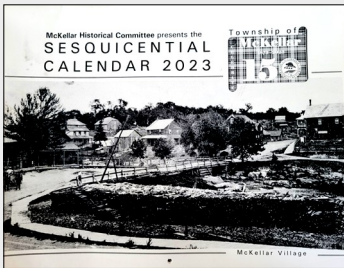
**Reopening Canada Day, Saturday, July 1st, 2023,
Minerva Park, McKellar
Watch the township website for market updates**



2022 Market Report



LOST & FOUND



Found at the market this summer 2023 150th Calendar. If this belongs to you please call 705.773.9578



Market Highlights



Week One, July 2nd, Opening Day, Canada Day weekend, Summer 2022 certainly was one to remember- we enjoyed 10 weeks of beautiful weather. We opened with over 60+ vendors and a park full of happy shoppers and vendors. Musicians, Phi Jefkins and The Arbour's live performances added to our Canada Day celebration. The Whitestone McKellar Lions Club assisted with parking, handed out Canada Day Swag, picked up supplies and assisted our vendors. The waterfront was filled with watercrafts. We would like to thank our community partners Scooby's Great Eats and the Manitouwabing Outpost for displaying our signs.

Week Two, July 9th, we welcomed back several familiar faces, Bruce Penny returned with his popular wood carvings and David Thornborrow with his beautiful handmade turned bowls.

New to the market this year Carling Embroidery, Katariina Crafts, Samantha's Homemade Signs and Sprinkle 'n' Dash. Sprinkle 'n' Dash's Funnel and Cake Cups were a market favourite. John from Liberation Tours dropped by offering tours to the Canadian Battlefields.

Week Three, July 16th, Blue Panda Lemonade returned with their famous Lemonade and Phil Jefkins and The Arbour's sweet tunes filled the park. Larry Kilian joined us with his whimsical inspired greeting cards and the McKellar 150th booth was busy selling t-shirts and flags promoting the 150 celebration next year.

Week Four, July 23rd, Lakeside Sweets Candy Kabobs definitely were a hot commodity. Sarah was kept busy serving customers. Heart of York's famous Banty Chicken "Loulou" exclusive to the market was back hamming it up for our visitors. The Dusty Troll returned to the market with handmade wooden toys and the Library offered a chance to win a "All Canadian, Eh" gift basket full of goodies from Middle River Farm.

Week Five, July 30th, the Rogerson's introduced Mrs. Wilson, Parry Sound Harvest Share's representative and entertained us with Celtic and Country music. The McKellar Fire Firefighters Association collected non-perishable food items and personal products for Parry Sound Harvest Share— 358 lbs. of food and \$271.75 was raised. Our wee market visitors were invited to dress up in bunker gear and have their photo taken with Smokey Bear and Sparky the Fire Dog. Several Carbon Monoxide Detectors were donated by the Hawkins Gignac Foundation and raffled off. The MLCA's booth sold "No Wake" signs, memberships and handed out free educational material.

Week Six, August 6th, Four Winds Cottage Resort joined the market with a chance to WIN a Tiki Boat Cruise on Lake Manitowabing. Visitors donated non-perishable food items/personal items and cash donations for Parry Sound Harvest Share and names were entered into a draw. Winner of the cruise was Denny Knott.

Week Seven, August 13th, Athena's Lace Up to End Diabetes was well supported. Athena created and sold magnets for her little 6 yr old brother, Logan, who was diagnosed with Type 1 Diabetes this year. Athena sold all her magnets and raised \$400. for team Logan's Car Squad. The PS Harvest Share fundraiser was successful and extend 'til the end of the season.

Week Eight, August 20th, we welcomed musician Sully Burrows and vendor Rachael Duncan of Heart of Yolk introduced her bunny "Peter" to market visitors. A couple new vendors join us– Muskoka Granola and Pivot Coffee Roastery.

Week Nine, August 27th, we partnered with PS Salvation Army Community & Family Services Back-to-School program with our "Fill A Back Pack" which was well received and carried over to our season finale. It was Blue Panda Lemonade's last market for the season.

Week Ten, September 30th, End of Season Finale, Four Winds Cottage Resort returned with their Tiki Boat and raised \$325. and 172lbs of non-perishables for PS Harvest Share. The MLCA contributed an additional \$250. towards Four Wind's fundraiser. Julia Woltess was the winner of the boat cruise. The Back-to-School initiative was a huge success and the Whitestone McKellar Lions Club sold \$42. in popcorn sales and 92 Nursing Station Raffle tickets.

THANK YOU TO OUR VENDORS FOR A WONDERFUL SEASON!!

All Summer Scapes Gardens and Gifts, Attilio's Fine Foods, Paws of Georgian Bay, Adventure Forge, Audacine Inc (Blink –North) Photography, Aligned Crystals, Sugar Lake Rustic Furniture, Beckner Wood Products, Birch Farms, Carmal Candles, Carling Embroidery, Crafted In My Hands, CJ's Surf 'n Turf, Carole's Crystals, Cottage Country Crocheting & Crafts, Cottage Crafts Works, Marion Cooper, Canvas By Cameo, Dellzines, Kim Duffy, Desmarais Art & Jewelry, Elle Zed Creations, Foster's Farm, Fizzies 'n' Wicks, For the Bees, Glassworks by Wendy, Sandy Harvey, Huggables by Carole, Baking by Brenda, Heart of Yolk, Happy Tummy, Judy's Butter Tarts, Leslie Knighton, Katariina Crafts, Larry Kilian Photography, Liette Vanniekirk, Liberation Tours, Lasting Impressions, McKellar 150th Committee, Muskoka Granola, Boho Thro, Moon River Apothecary, Thom Morrissey Photography, MLCA Assoc. Muddy Handshake Pottery, Northern Whimsies, Natures Way Essentials, Northwood Carvings, Old World Woodland Art, Pivot Coffee, Crosswind Creations, LakLife, Bruce Penny, Purple Owl Handmade, PJ's Meats, Market on the Move, Pete's Pens, Rebel Spark, Sara Rogers Poetry, Redhead Blooming Beds, River Made Farmstead, Roswell Woodworking, Rural Root Apothecary, Savi Designs by Lina, SunSkye Stitchery, Scentsy by Stephanie Earley, Sugar Lake Crafts, Sprinkle 'n' Dash, Sandra's Sassy Stitches, Sunset Gourmet by Jessica, Spiral Stained Glass, Stamped Frosting, Custom Flies, The Scrunchie Sisters, The Wooden Window, Heather's 31 Gems, Temple Dog Rescue, David Thornborrow, Token of Virtue, Aaro Tonnis, Lakeside Sweets, Samantha's Homemade Signs, Wood + Heart Design Co., Yaycations, Yase Handmade, Moose On The Loose, Permafrost Snacks.

**Visit our vendors on-line through their Website,
Facebook and Instagram**



Thanksgiving Market

Minerva Park was beautifully decorated for the Thanksgiving Market with pumpkins, corn stalks, gourds, mums and filled to the brim with 60+ amazing vendors.



Rescue 1 raised 206 lbs. of food/personal products and \$815.10 in cash donations for Parry Sound Harvest Share—truly an amazing effort by everyone. The McKellar Volunteer Firefighters would like to thank everyone who stopped by.



Once again, our Fall Photo Booth was busy capturing family memories.

Live music was enjoyed and provided by Phil Jeffkins and

The Arbour's. A BIG thank you to Phil, Janice, Jackie, Sully and The Rogerson's for an entertaining season.

The Moose on the Loose food did not disappoint!! Thank you Brian, Shannon, Kathy and Don for accepting our invitation to supply the mar-



ket with an abundance of delicious food options this year. The "McKellar Muncher" was a crowd pleaser.

This summer we had the pleasure of meeting Vicky, a dedicated customer of the market and now a volunteer. Vicky spearheaded our Back-to-School "Fill A Back Pack" fundraiser plus donated two decorative pumpkins for our Thanksgiving Market and generously offered to supply the Christmas Market with two beautiful Christmas entrance baskets and four centerpieces for our dining tables.



It's people like Vicky and her daughter, Danielle, that help provide our community with a fun, welcoming shopping experience.

Vicky's, "Fill A Back Pack", raised \$645. plus 5 large totes full of school supplies for Parry Sound Salvation Army Community and Family Services.

A BIG shout out to our Volunteer Firefighters, past and present, for generously donating their Saturday mornings to help our vendors

set up, put up signs, support and participate in fund-raising efforts, tidy up the park and manage the parking lot—your community spirit is appreciated.

McKellar 150th Celebration In 2023

For information contact:
705.389.2228



Christmas Market

The Christmas Market was held November 12th at the community centre, 10-1pm with over thirty-five vendors showcasing their wares inside and out. Santa arrived at 11 and S'more kits were enjoyed by all. NEW this year, a festive campfire was created outside complete with a covered dining area for shoppers to enjoy. It was great to see so many people come out and enjoy the day with us.

We would like to thank the Library Staff for cohosting and welcoming our vendors and visitors into their space and to the public works staff for helping us prepare the community centre and council chamber for the big day. It was great to be back after a two year pandemic hiatus.



Serving our community since 2009

Contact Us:

701 Hwy.124,

Box 69,

McKellar, ON

P0G 1C0

Phone:

705.773.9578

Email: rjgibson2217@gmail.com

Website: www.mckellar.ca

*The McKellar Market is where
amazing products are bought
and great friendships are made!*

Follow us on



Closing Remarks

As we say goodbye to our thirteenth season, we would like to thank our dedicated volunteers, customers, vendors and musicians for a memorable season. Together, we maneuvered a pandemic, new parking regulations and continue to grow despite adversities.

Mark your calendar— Summer 2023 Market will reopen Canada Day, Saturday July 1st to Labour Day, 10am-1pm at Minerva Park, Thanksgiving Market-Thanksgiving weekend 10am-1pm at Minerva Park and the Christmas “Merry & Bright” Market Saturday, November 18th, 10am-1pm at the community centre.

From all of us at The McKellar Market, we thank you for your support and look forward to serving you in 2023.

Respectfully submitted by Jan Gibson





Township of McKellar

701 Hwy #124, P.O. Box 69, McKellar, Ontario P0G 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

December 8, 2022

Patrick Christie
Parry Sound Area Planning Board
1 Mall Drive, Unit 2
Parry Sound, ON
P2A 3A9

via Email: psapb@vianet.ca

Re: Consent Application - B35/2022 (St. Julien)

Dear Patrick,

Please be advised that all of the following conditions for the above noted Consent Application have been met.

1. That the applicant pay the required fee in lieu of parkland as set out in the Township's Fee By-law.
2. 911 Addressing; and
3. Payment of all applicable planning fees.

Regards,

Ina Watkinson
Clerk/Administrator
Township of McKellar



SCHEDULE "E"

Township of McKellar

701 Hwy 124, P.O. Box 69, McKellar, ON P0G 1C0

Phone: 705-389-2842

Fax: 705-389-1244

Request for Delegation/Deputation before Council

Pursuant to By-law No. 2019-25 as amended, any person wishing to make a deputation before Council shall submit a request in writing to the Clerk no later than 1:00 p.m. on the Tuesday prior to the meeting at which they wish to be heard. The written request shall be a detailed written submission which clearly outlines the matter that the deputation wishes to present to Council including the nature of the business to be discussed and the person(s) named to make the deputation. The detailed written submission, together with this form, shall be circulated with the Council agenda. Please note that Deputations are limited to 10 minutes in length.

PLEASE PRINT CLEARLY

Name of Person to Appear: CAROL BUCKINGHAM & MARY-ANN BECK

Address: _____

Phone: Home: [REDACTED] Business: — Cell: —Name of Group or Person(s) being represented (if applicable): MCKELLAR SUNSHINE SENIORS
& THE MCKELLAR SENIORS.Meeting date requested to appear before Council: DECEMBER 20, 2022Subject Matter of Deputation: Discuss an opportunity for
the township of McKellar to support
the two (2) senior card groups that use
the McKellar Community Hall on a regular
basis (Thursday and Sunday afternoons).

Detailed written submission must be attached or submitted to the Clerk by 1:00 p.m. the Wednesday prior to the Council meeting.

Signature: Carol Buckingham Date: Dec 12 2022.Mary Ann Beck

December 12, 2022

Dear McKellar Town Council,

I am requesting this deputation in order to discuss an opportunity for the township of McKellar to support the two (2) senior card groups that use the McKellar Community Hall on a regular basis (Thursday and Sunday afternoons).

These two organizations have not been able to function during COVID, but have started up again to support the continued wellbeing of the senior community in our area. Our Thursday and Sunday events provide local Seniors physical, mental and emotional support thorough social interaction. We also support local charity groups via donations during the year, even during COVID.

We welcome partnership opportunities from Town Council to help us continue to support the wellbeing of local seniors.

Kind regards,



Carol Buckingham

President, McKellar Senior Sunshine Club



West Parry Sound District

Community

Support Services

21 Belvedere
Avenue
Parry Sound, ON
P2A 2A2
PH: 705-746-5602

Wednesday, December 7, 2022

To Whom it May Concern:

I am writing this letter on behalf of the Mckellar Sunshine Seniors Club and Mckellar Seniors Club to show our support for free access to the Community Centre for Senior Club weekly activities. These not-for-profit clubs deserve this request because they provide valuable socialization, activities and resources to seniors in your community who otherwise do not have access. The health and wellness of seniors living in the community are a priority.

CSS is very grateful to have access to the Mckellar Community Centre to provide senior exercise classes. CSS also offers these classes in Whitestone, Carling, and Seguin Townships at their centres for no charge. We are also very grateful to these townships who grant us access to the community centres Lunch & Learns, which is a meal and guest speaker. Without their support, these opportunities would not exist.

All Seniors Clubs are a vital part of our community, keeping seniors active and healthy and providing an opportunity for all of us to support one another.

For more information on West Parry Sound District Community Support Services (CSS), go to www.parrysound supportservices.ca/

Regards,

Linda Taylor,
Program Director



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

December 6, 2022

Mayor Moore called the meeting to order at 5:30 p.m.

ROLL CALL

Mayor Moore took Roll Call.

Present: Mayor David Moore
Councillors Morley Haskim, Mike Kekkonen, Debbie Zulak
Staff: Clerk, Ina Watkinson
Deputy Clerk/Planning Assistant, Karlee Britton

DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF

There were no conflicts of interest declared.

Moved by: Councillor Haskim
Seconded by: Councillor Kekkonen

22-503 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby approve the Agenda for this Regular Meeting of Council as presented. **Carried**

Moved by: Councillor Zulak
Seconded by: Councillor Kekkonen

22-504 **Be It Resolved** That the Council of the Corporation of the Township of McKellar, pursuant to the Municipal Act, S.O. 2001, as amended, move into closed session at 5:33 p.m. to discuss the following items;
6.1 Minutes of Closed Session
6.2 Personal matters about an identifiable individual, including Municipal or local board employees – 239(2)(b) – staffing

Moved by: Councillor Kekkonen
Seconded by: Councillor Zulak

22-505 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby reconvene into open session of Council at 6:26 p.m. **Carried**

Nick Ryeland entered the meeting.

SWEARING IN CEREMONY

Under Section 232 of the Municipal Act, 2001 by the Clerk/Administrator. Declaration of Office and Oath of Allegiance was taken by Nick Ryeland for the 2022-2026 term of Council.

Mayor Moore called the meeting to order for open session at 6:30 p.m. Zoom Meeting commenced.

ROLL CALL

Mayor Moore took Roll Call.

Present: Mayor David Moore
Councillors Morley Haskim, Mike Kekkonen, Nick Ryeland, Debbie Zulak
Staff: Clerk, Ina Watkinson
Administrative Assistant, Mary Smith
Greg Gostick, Director of Operations
Roshan Kantiya, Treasurer
Deputy Clerk/Planning Assistant, Karlee Britton



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

December 6, 2022

RESPECT AND ACKNOWLEDGEMENT DECLARATION

We would like to begin by acknowledging that the land on which we gather is traditional unceded territory of the Anishnaabe and the Mississauga People.

DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF

There were no conflicts of interest declared.

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

22-506 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby accept the reports, recommendations and directions arising from the closed session held December 6, 2022.

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

22-507 **Be it Resolved That** the Council of the Corporation of the Township of McKellar does hereby receive the deputation from Jennifer Ghent-Fuller, Chair of the Lake Stewardship and Environmental Committee and Axy Leighl.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

22-508 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby receive the deputation from Brad Roberts regarding interest in purchasing the road allowance known as Hardie Crescent.

Carried

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

22-509 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby approve the Minutes of the November 15, 2022, Special (Inaugural) Meeting of Council.

Carried

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

22-510 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby receive the Correspondence, Draft By-law, Draft Consent Agreement and Minutes of Settlement for the Salway Appeal with the Ontario Land Tribunal (OLT); and Further Council directs staff to arrange a meeting with the Township lawyer and Township Planner to address concerns regarding the consent agreement.

Carried

Council asked if there were questions/comments from the audience. Ted Davidson and Reg Moore spoke regarding the Salway appeal via Zoom.



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

December 6, 2022

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

- 22-511** **Be it Resolved** That the Corporation of the Township of McKellar does hereby receive the Minutes from the October 13, 2022 meeting and the draft minutes of the November 10, 2022 meeting of the Lake Stewardship and Environmental Committee.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

- 22-512** **Be it Resolved** That the Corporation of the Township of McKellar does hereby receive the Minutes from the October 13, 2022 meeting of the Parry Sound District Social Services Administration Board Meeting.

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

- 22-513** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby direct staff to inquire with MTO, moving the "50KM Ahead" sign from the current location at Manitouwabing Lake, west to the area of McKellar Marine and/or Springhill Road and the "50KM" sign from the McKellar sign at Minerva Park to the west side of F.R. #152.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

- 22-514** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby accept the Tender Bid from Freightliner North Bay for the supply of (1) Medium Duty Truck Cab, Chassis, Hopper Spreader, Reversible Plow and Low Mount Front Harness in the amount of \$251,741.00 plus HST of \$32,726.33 for a total of \$284,467.33.

Carried

Greg Gostick left the meeting.

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

- 22-515** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby receive Report T-2022-5 2022 Capital Budget Amendment; and Further accepts the transfer of \$428,435.01 from Reserves to the following capital budget line items:
- 1) \$125,000.00 from Working Fund Reserve, \$25,000.00 from Infrastructure Asset Management Reserve and \$185,000.00 from Roads Vehicle Reserve for a total of \$335,000.00 for the purchase and installation of Inholmes Bridge; and
 - 2) \$81,357.12 from the Fire Department Vehicle Reserve to fund the purchase of (1) RAM 1500 QRC-150 Pick-up Truck (Rescue 1) for the Fire Department; and
 - 3) \$12,077.89 from Fire Department Vehicle Reserve to fund the purchase and installation of (1) Weil McLean Ultra 155CT -155KBTU Watt Boiler with 3" Vent for Fire Station 2.

Carried



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

December 6, 2022

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

- 22-516** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby accept the Accounts Payable Preliminary Cheque Run Report for November, 2022.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

- 22-517** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby receive the resignation of Adriana Koufis from the McKellar Township Public Library Board and thank her for her time and dedication to the Board.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

- 22-518** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby receive Resolution No. 2022-119 from the Municipality of McDougall; and That the Township of McKellar has also circulated the appointment of Councillor Nick Ryeland to the Parry Sound District Emergency Medical Service Advisory Committee; and Further the Council of the Township of McKellar looks forward to hearing from the Township of Carling and the Municipality of Whitestone in Support of Councillor Ryeland's appointment to the committee.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

- 22-519** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby receive Resolution No. 2022-116 from the Municipality of McDougall; and That the Township of McKellar has also circulated the appointment of Councillor Morley Haskim to the Parry Sound District Social Services Administration Board where two members are to be appointed; and Further the Council of the Township of McKellar looks forward to hearing from the Schedule 4, Area 3 Municipalities (Township of Carling, Municipality of Whitestone) in Support of Councillor Haskim's appointment to the board; and further that the board recognize that the Township of McKellar has not been a representative of the Board since the 1999 to 2002 term of Council.

Carried

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

- 22-520** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby receive the Aquatic Environmental Report of Manitouwabing Lake from the Georgian Bay Mnidoo Gamii Biosphere.

Carried

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

- 22-521** **Be It Resolved** That the Council of the Corporation of the Township of McKellar does hereby receive Township of the Archipelago Resolution No. 22-155; and

Whereas Ontario passed the Comprehensive Ontario Police Services Act, 2019 (Bill 68) and established the Community Safety and Policing Act, 2019 (CSPA), which, once in force, will repeal the Police Services Act, 1990 (PSA); and



CORPORATION OF THE TOWNSHIP OF MCKELLAR

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Whereas Section 67 of the CSPA required there be an Ontario Provincial Police (OPP) Detachment Board for each detachment of the OPP that provides policing in a municipality or First Nation community; and

Whereas the Ministry of the Solicitor General (Ministry) has developed a framework which allows affected Municipalities and First Nations the flexibility to establish an OPP Detachment Board that reflects community and local needs; and

Whereas the Ministry has asked that Municipalities and First Nations within an OPP Detachment area to work together to determine the composition of their OPP Detachment Board, and the manner in which they will submit their proposal to the Ministry; and

Whereas Members of the existing West Parry Sound District Community Policing Advisory Committee have indicated interest in establishing an OPP Detachment Board, which will represent the West Parry Sound Municipalities and First Nations;

Now Therefore Be It Resolved that Council of the Township of McKellar hereby supports the OPP Detachment Board Proposal that was submitted to the Province of Ontario by the Municipality of McDougall CPAC representative, which represents all seven of the West Parry Sound Area Municipalities and Henvey Inlet First Nation. And Further Be It Resolved That this resolution be forwarded to all the West Parry Sound Municipalities and Henvey Inlet First Nation.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Haskim

22-522 Be It Resolved That the Council of the Corporation of the Township of McKellar does hereby receive the Township of the Archipelago Resolution No. 22-177; and

Whereas the Council for the Township of McKellar recognizes the need for additional affordable and attainable housing locally, provincially, and nationally, and supports provincial measures to increase the supply of housing to meet this growing need; And

Whereas a strategic priority for the Township of McKellar is to protect and preserve the natural environment, inland lakes, and watershed areas, through responsible land use planning; And

Whereas the proposed changes to the Planning Act limits the Township's ability to preserve and protect the environment, by eliminating the ability to use site plan control within environmentally sensitive, waterfront areas throughout the Township; And

Whereas the natural environment is an economic driver of the Township of McKellar and the Parry Sound District and the proposed changes, if implemented, will cause significant damage to the local economy; And

Whereas the proposed changes to limit the requirement for public engagement and remove the ability for third party appeals, eliminates the capacity for the community to be involved in open and transparent planning processes;

Now Therefore Be It Resolved the Council of the Township of McKellar does hereby request for the Province to reconsider the proposed changes within Bill 23, that destroy the existing regulations and tools that help to protect and preserve the natural environment within the sensitive, rural, waterfront areas, including the elimination of the use of Site Plan Control for residential development with less than 10 units and the removal of species at risk and wetland complexing criteria from the Ontario Wetland



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

December 6, 2022

Evaluation System; And Further Be It Resolved that Council for the Township of McKellar respectfully requests the Province to reconsider these proposed changes to the Planning Act and the Ontario Land Tribunal, which remove the opportunity for public input and limit public involvement in planning processes.

Be It Finally Resolved that the Council for the Corporation of the Township of McKellar directs staff to submit this resolution to the Honourable Minister Steve Clark, Minister of Municipal Affairs and Housing; the Honourable David Piccini, Minister of Environment, Conservation and Parks; the Honourable Graydon Smith, Minister of Natural Resources and Forestry; the Honourable Doug Ford, Premier of Ontario; the Association of Municipalities of Ontario.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

22-523 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby receive the Township of Carling's Committee and Board appointments; and That the Township of McKellar has also circulated the appointments to the Belvedere Heights Home for the Aged Board of Management, the Parry Sound District Emergency Medical Service Advisory Committee and the Parry Sound District Social Services Administration Board; and Further the Council of the Township of McKellar looks forward to hearing from the area Municipalities in support of the Township of McKellar members of Council's appointment to the above named committees.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

22-524 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby receive the letter dated November 21, 2022 from Steve Macdonell, President of the MLCA in regards to Council's decision to dissolve the Ad Hoc Committee for Short Term Rentals.

Carried

Council asked if there were questions/comments from the audience. Doug Hunt and Axy Leighl spoke regarding Council's decision to dissolve the Ad Hoc Committee for Short Term Rentals.

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

22-525 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby receive the Township of Seguin Resolution No. 2022-375 to support the appointment of Jamie McGarvey to the Board of Health for the North Bay Parry Sound District Health Unit.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

22-526 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint the following persons to the McKellar Township Public Library Board: Debbie Woods (Chair), Dianne Thompson, Lynne Aylsworth and Jeanette Clements.

Carried



CORPORATION OF THE TOWNSHIP OF MCKELLAR

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December 6, 2022

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

- 22-527** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint Councillor Nick Ryeland to the West Parry Sound District Museum Board.

Deferred

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

- 22-528** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby support the nomination of Jamie McGarvey as representative on the Board of Health for the North Bay Parry Sound District Health Unit for the 2023-2026 Term.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

- 22-529** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby receive verbal comments from Councillor Haskim regarding the siding and windows project on Hemlock Church; and Further direct the Chief Building Official to determine the scope of work to have the siding and windows completed; and Further, if deemed necessary, direct staff to prepare a Tender to complete the project.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

- 22-530** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby appoint Councillor Debbie Zulak as an alternate representative of Council to the West Parry Sound Recreation and Cultural Centre Board in the case of Mayor David Moore sending his regrets to the Board.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

- 22-531** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby declare Fire Department Vehicle (2008 Ford CTV E350) 'Rescue 1' surplus; and Further direct staff to Tender for the Sale of the Vehicle.

Carried

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

- 22-532** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby extend the curfew of this meeting by 30 minutes to 10:30 p.m.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

- 22-533** **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby receive the amendments to the Procedural By-law; and Further That members of Council and staff review the amendments and provide comment; and Further That a By-law to amend Schedule 'A' of By-law 2021-28 (the Procedural By-law) is brought forth to Council at the December 20, 2022 meeting of Council.

Carried



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Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

- 22-534 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby receive the verbal discussion and comments regarding the number of proposed swimming lanes to be built at the West Parry Sound Recreational and Cultural Centre pool.

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

- 22-535 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby extend the curfew of this meeting a further 30 minutes from 10:30 p.m to 11:00 p.m.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

- 22-536 **Whereas** the Council of the Corporation of the Township of McKellar entered into an agreement with the collective 'Municipalities' titled the "West Parry Sound Recreation and Cultural Centre Joint Municipal Service Board Agreement" on the 10th day of September, 2021, and

Whereas the Township of McKellar's solicitor was not consulted upon the wording of said agreement prior to its signing; and WHEREAS the Council of the Corporation of the Township of McKellar now desires a legal interpretation of said document, including any financial commitments, for budgetary purposes, and other responsibilities moving forward;

Now Therefore Be It Resolved THAT the Council of the Corporation of the Township of McKellar does hereby authorize the Clerk/Administrator or Council Designate to immediately consult the municipal solicitor to determine the extent of said obligations.

Carried

Moved by: Councillor Haskim

Seconded by: Councillor Kekkonen

- 22-537 **Whereas** the Council of the Corporation of the Township of McKellar passed Resolution No. 22-494 at the Special (Inaugural) Council Meeting on Tuesday, November 15, 2022, wherein the Clerk/Administrator or Council designate was authorized to immediately contact the Township's solicitor to prepare an RFP for a forensic audit of the Township of McKellar's financial accounts for the previous term of Council; and

Whereas the Township's solicitor responded via email on November 23, 2022, to the Clerk/Administrator that he does not 'typically draft RFPs or other procurement documents for municipalities from scratch' but that he would 'simply provide input and recommendations on drafts of the RFP...'; and WHEREAS time is of the essence;

Now Therefore Be It Resolved That the Council of the Corporation of the Township of McKellar does hereby authorize the Mayor as Council designate in co-operation with the Clerk/Administrator to contact other solicitors or companies that have experience in preparing such an RFP;



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

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And Further Be It Resolved That a report regarding comparative costs and procedures be presented to Council in the immediate future with anticipated further action.

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

22-538 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby request the West Parry Sound Recreation and Cultural Centre Board to immediately open all meetings to the public and in person attendance also by zoom link; and further that this Resolution be forwarded to all the area Municipalities on the board.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

22-539 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby receive the consent agenda for correspondence.

Carried

QUESTION/COMMENT PERIOD (RELATED TO ITEMS ON THE AGENDA)

Michel Richard commented on the length of the meeting, the lack of detail in the Director of Operations comments to Council and asked how many proposals were submitted for the Public Works Truck Tender.

Moved by: Councillor Haskim

Seconded by: Councillor Ryeland

22-540 **Be it Resolved That** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2022-61, being a by-law to confirm the proceedings of Council, a First and Second reading; And further Read a Third time and Passed in Open Council this 6th day of December, 2022.

Carried

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

22-541 **Be it Resolved** That the Council of the Corporation of the Township of McKellar adjourn this meeting at 10:54 p.m. to meet again on December 20, 2022, or at the call of the Mayor.

Carried

David Moore, Mayor

Ina Watkinson, Clerk



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

December 15, 2022

Mayor Moore called the meeting to order at 1:02 p.m.

ROLL CALL

Mayor Moore took Roll Call.

Present: Mayor David Moore
Councillors Mike Kekkonen, Debbie Zulak
Regrets: Councillor Morley Haskim
Staff: Deputy Clerk/Planning Assistant, Karlee Britton
Guests: Jennifer Biggar, Russell Christie LLP
David Welwood, JL Richards & Associates Ltd.
Marilyn Cameron, JL Richards & Associates Ltd.

RESPECT AND ACKNOWLEDGEMENT DECLARATION

We would like to begin by acknowledging that the land on which we gather is traditional unceded territory of the Anishnaabe and the Mississauga People.

DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF

There were no conflicts of interest declared.

Moved by: Councillor Kekkonen
Seconded by: Councillor Zulak

22-542 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby approve the Agenda for this Special Meeting of Council as presented.

Carried

Councillor Nick Ryeland entered the meeting via Zoom.

Moved by: Councillor Zulak
Seconded by: Councillor Kekkonen

22-543 **Be It Resolved** That the Council of the Corporation of the Township of McKellar, pursuant to the Municipal Act, S.O. 2001, as amended, move into closed session at 1:07 p.m. to discuss the following items;
6.1 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; pursuant to Ontario Municipal Act, Section 239(2)(e) – potential litigation.

Carried

Moved by: Councillor Kekkonen
Seconded by: Councillor Zulak

22-544 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby reconvene into open session of Council at 1:49 p.m.

Division Vote

YEAS: Councillor Kekkonen, Councillor Ryeland, Councillor Zulak, Mayor Moore

NAYS:

ABSTAIN:

ABSENT: Councillor Haskim

Carried



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Council Meeting Minutes

December 15, 2022

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

22-545 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby accept the reports, recommendations and directions arising from the closed session held December 15, 2022.

Division Vote

YEAS: Councillor Kekkonen, Councillor Ryeland, Councillor Zulak, Mayor Moore

NAYS:

ABSTAIN:

ABSENT: Councillor Haskim

Carried

Moved by: Councillor Zulak

Seconded by: Councillor Kekkonen

22-546 **Be it Resolved** That the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2022-62, being a by-law to confirm the proceedings of Council, a First and Second reading; And further Read a Third time and Passed in Open Council this 15th day of December, 2022.

Division Vote

YEAS: Councillor Kekkonen, Councillor Ryeland, Councillor Zulak, Mayor Moore

NAYS:

ABSTAIN:

ABSENT: Councillor Haskim

Carried

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

22-547 **Be it Resolved** That the Council of the Corporation of the Township of McKellar adjourn this meeting at 1:52 p.m. to meet again on December 20, 2022, or at the call of the Mayor.

Division Vote

YEAS: Councillor Kekkonen, Councillor Ryeland, Councillor Zulak, Mayor Moore

NAYS:

ABSTAIN:

ABSENT: Councillor Haskim

Carried

David Moore, Mayor

Ina Watkinson, Clerk

TOWNSHIP OF McKELLAR RECREATION COMMITTEE – MINUTES

DECEMBER 8, 2022, 3:30 p.m.

McKellar Community Centre

PRESENT: Mel Hammond, Morley Haskim, Dinah Ryeland Brown, Phil Jeffkins, Judy Ryeland

REGRETS: Kathy Spence, Linda Filion, Rick Brear, Joyce Hopkins

VISITORS: Karlee Britton-Deputy Clerk.

Karlee attended prior to the meeting regarding requirements requested from MTO. Karlee asked if any members of the Recreation Committee would Volunteer to fill out forms documenting future Recreation Committee events including traffic flow. Judy and Dinah Volunteered to take on this responsibility.

Councilor Haskim informed the committee that our chairperson is unable to attend and that our committee has no vice-chair appointed at this time. The committee agreed to have Dinah Ryeland Brown appointed as vice-chairperson for this meeting. A motion should be brought forward at the next meeting to consider Dinah to be appointed as permanent vice-chair.

DINAH CALLED THE MEETING TO ORDER at 3:37 p.m.

APPROVAL OF THE MINUTES: Moved by Judy Ryeland and seconded by Mel Hammond that the Recreation Committee of the Township of McKellar does hereby accept the minutes of the October 27, 2022, meeting. Motion Carried (22-36).

APPROVAL OF THE AGENDA: Moved by Phil Jeffkins and seconded by Mel Hammond that the Recreation Committee of the Township of McKellar does hereby accept the agenda for the December 8, 2022, meeting. Motion Carried (22-37).

DECLARATION OF CONFLICT OF INTEREST: None

VISITOR: Jane Savile

Jane attended the meeting to offer Yoga classes once again in the Community Centre. Jane is willing to offer classes during the day for seniors and evenings for those who may work. The Committee felt this would be a welcome activity to our community. The Committee asked Jane to work with office staff regarding any fees and scheduling. The Committee thanked Jane for attending.

MOTION FROM VISITOR DEPUTATION: Moved by Judy Ryeland and seconded by Mel Hammond that the Recreation Committee of the Township of McKellar does hereby receive the deputation from Jane Savile and furthermore do support Jane Savile's Yoga classes as part of the Recreation Committee's programs, to be held at the Community Centre. Motion Carried (22-38).

SEE PAGE 2

PAGE 2

CORRESPONDENCE RECEIVED: Lori Bell- Administration Assistant

Lori provided information regarding a future beginners Tai Chi course and the continuation of regular Tai Chi. Lori also stated that Jane Savile will be in contact regarding the re-startup of Yoga. Lori also attached a new flyer for the McKrafters dates starting in January.

REPORTS OF MEMBERS:

1. Tai Chi – Patti Eaton will be running beginners Tai Chi starting Jan 6 until the end of February, 9:30-10:30 a.m. on Fridays. Regular Tai Chi will be running as well from 10:00-11:00.
2. Indoor Pickleball – Phil reported that this activity is going very good with up to 21 players attending.
3. Badminton – This activity continues to be successful though post-covid attendance is lower.
4. Halloween – Sat. Oct. 29 Trick or Trunk on the Community Centre Grounds- This event was a huge success. The Committee feels this activity should continue next year also on the Saturday evening prior to Halloween Night.
5. Ping Pong Equipment – The Committee has determined that Ping Pong can be played as a backup to other activities in the Community Centre. A table was donated but is unsafe to use. The Committee recommends purchasing a new table.

MOTIONS ARISING FROM REPORTS: Moved by Mel Hammond and seconded by Judy Ryeland that the Recreation Committee of the Township of McKellar does hereby purchase a new ping pong table with an upper spending amount of \$600.00. Motion Carried (22-39).

NEW BUSINESS:

Movie Nights- Will continue on the 1st and 3rd Friday nights into the new year. Training will be arranged for volunteers that want to help with Movie Nights.

Christmas Event – Friday, December 16, 5:30-7:00. Santa will be in attendance to give out gifts to all children with a 30-minute movie to follow.

OTHER DATES SET - 5th Annual Kids Ice Fish and Fun Day will be held on Saturday, February 18, 11:00 a.m.- 2:00 p.m. Barbecue food will be available.

McKellar's 3rd Annual Snowmobile Run and Barbecue will be held on Saturday, March 4, 1:00 p.m. - 4:00 p.m. The MLCA will be approached for a possible donation for this event.

NEXT MEETING: January 26, 2023, 3:30 p.m.

ADJOURNMENT: Moved by Phil Jefkins and seconded by Mel Hammond that the Recreation Committee of the Township of McKellar does hereby adjourn at 4:25 p.m. Motion Carried (22-40).



THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2022 – 157

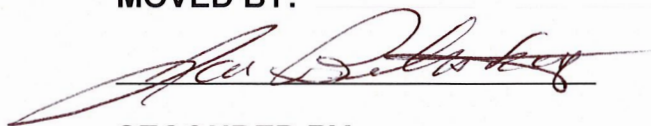
DIVISION LIST

YES NO

DATE: December 6, 2022

Councillor **G. ASHFORD**
Councillor **J. BELESKEY**
Councillor **P. BORNEMAN**
Councillor **B. KEITH**
Councillor **D. McCANN**
Councillor **C. McDONALD**
Mayor **J. McGARVEY**

MOVED BY:

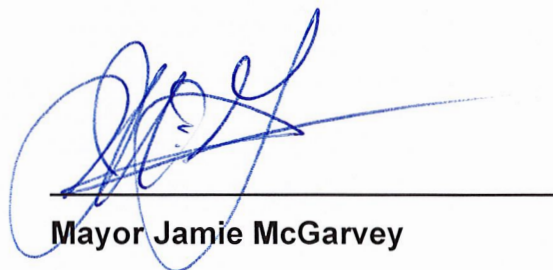


SECONDED BY:



CARRIED: ✓ DEFEATED: _____ Postponed to: _____

That Council hereby approves citizen/lay appointments to various Boards, Commissions and Committees as identified in Schedule "A" attached.


Mayor Jamie McGarvey

Schedule “A” to Resolution 2022 - 157

2022-2026 Citizen/Lay Appointments to Boards, Commissions, Committees

The following citizen/lay appointments are made to boards, commissions and committees for the Council term ending November 14, 2026 or until successors are appointed.

Board/Commission/Committee	Appointment
1. Accessibility Advisory Committee	Brianna Gagnon-Heil (The Friends), Tammy Gould (RISE - Resource Centre for Independent Living) Kathie Horne, Bill Liggins, Rebecca Jones, Kelsey Quesnelle
2. Appeals & Adjudication - Fence Viewing; Property Standards	John Este, Robert Messacar, Lee-Ann Turner
3. Awards Advisory Council - Order of Parry Sound - future potential adjudication of Civic Scholarship	Barbara Fisher, Mary Hachigian, Jim Marshall Lee-Ann Turner
4. Bobby Orr Hall of Fame Exhibition Ad hoc Advisory Committee	Peter Conacher, Bill French, Dave Garagan Delores McKay, Lisa Tabobondung, Brock Tudhope
5. Bobby Orr Hall of Fame Induction Committee	Rob Beaumont, Dave Garagan, Dave Gohier, Brad Horne, Mitch Vaudrie, Dave Weichel
6. Coat of Arms Ad hoc Committee	Anita Chechok, Iain Laing, Jim Marshall
7. Committee of Adjustment	Bob Farrow, Ted Knight, Ken Scriven, Bill Sheridan, Lee-Ann Turner
8. Façade Improvement Program Review Committee	Alex Distler, Kathy Dyer, Brenda Ryan
9. Parry Sound Area Municipal Airport	Bill Attwell, Bob Fisher,
10. Parry Sound Downtown Business Association	Bernice Anderson, Jess Cox, Tim Dunn, Meredith McCaffrey, Matt Meglio, Mary Ellen Swan, Doug Wilton
11. Parry Sound Public Library Board	Jonathan Baxter, Sandy Bishop, Stephen Heder, Alhan Rahimi, Karen Walker
12. Waterfront Advisory Committee	Anne Bossart, Bob Bowland, Bob Corrigan, Dan Glenney, Seanan Megyesi, Alana Torresan, Stefanie Veneranda



9.3.1

THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2022 – 161

DIVISION LIST

YES NO

DATE: December 6, 2022

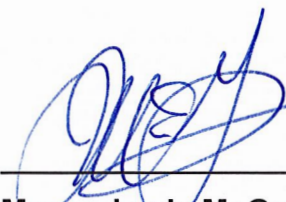
Councillor **G. ASHFORD**
Councillor **J. BELESKEY**
Councillor **P. BORNEMAN**
Councillor **B. KEITH**
Councillor **D. McCANN**
Councillor **C. McDONALD**
Mayor **J. McGARVEY**

MOVED BY:

SECONDDED BY:

CARRIED: ✓ DEFEATED: _____ Postponed to: _____

That Council hereby approves appointments of members of Council and staff to various Boards, Commissions and Committees as identified in Schedule "A" attached.



Mayor Jamie McGarvey

Schedule “A” to Resolution 2022 - 161

2022-2026 Council Appointments to Boards, Commissions, Committees

The following Mayor/Council, Town of Parry Sound staff and where applicable - other municipality recommended appointments are made to boards, commissions and committees for the Council term ending November 14, 2026 unless governing legislation sets a different end term date.

Board/Commission/Committee	Appointment
1. 9-1-1 Management Committee	Fire Chief Dave Thompson
2. Accessibility Advisory Committee	Cllr. George Ashford, Cllr. Bonnie Keith
3. Bobby Orr Hall of Fame Exhibition Ad hoc Advisory Committee	Cllr. Chris McDonald
4. Civic Scholarship Committee	Cllr. Bonnie Keith, Cllr. Chris McDonald, CAO Clayton Harris
5. Coat of Arms Ad hoc Committee	Cllr. Doug McCann, Mayor Jamie McGarvey
6. Committee of Adjustment	Cllr. George Ashford, Cllr. Bonnie Keith
7. District of Parry Sound Home for the Aged (Belvedere)	Cllr. Joe Beleskey, Cllr. Paul Borneman
8. District of Parry Sound Municipal Association	Cllr. Joe Beleskey (subject to agreement with The Archipelago)
9. ICECAP	Cllr. Paul Borneman, Cllr. Joe Beleskey (alternate)
10. Lakeland Holdings Shareholder Board	Mayor Jamie McGarvey, Cllr. Paul Borneman (alternate)
11. North Bay Parry Sound District Health Unit Board	Mayor Jamie McGarvey
12. Park to Park Trail Association	Cllr. Joe Beleskey
13. Parry Sound Area Chamber of Commerce	Cllr. Joe Beleskey
14. Parry Sound Area Industrial Park Board	Cllr. George Ashford, Cllr. Paul Borneman, Cllr. Chris McDonald
15. Parry Sound Area Municipal Airport	Cllr. Paul Borneman
16. Parry Sound Area OPP Detachment Board (formerly CPAC)	Cllr. Bonnie Keith
17. Parry Sound District Emergency Medical Services Advisory Committee	Mayor Jamie McGarvey - Chair
18. Parry Sound District Social Services Administration Board	Mayor Jamie McGarvey
19. Parry Sound Downtown Business Association (DBA)	Cllr. Chris McDonald
20. Parry Sound Public Library Board	Cllr. Doug McCann, Cllr. Tom Lundy – The Archipelago Mayor Susan Murphy – Carling Cllr. Joe Ryman – McDougall

21. Provincial Offences Advisory Committee	Cllr. Bonnie Keith
22. Waterfront Advisory Committee	Cllr. Bonnie Keith, Cllr. Doug McCann
23. West Parry Sound District Museum	Cllr. Doug McCann
24. West Parry Sound Economic Development Collaborative Stakeholder Board	Mayor Jamie McGarvey, Cllr. Chris McDonald (alternate)
25. West Parry Sound Economic Development Collaborative Steering Committee	CAO Clayton Harris
26. West Parry Sound Recreation & Cultural Centre Board	Mayor Jamie McGarvey, Cllr. George Ashford (alternate)

Karlee Britton

From: Ohad Slama [REDACTED] on behalf of Ohad Slama
Sent: December 13, 2022 12:01 PM
To: Karlee Britton
Cc: Ina Watkinson
Subject: Russell Christie LLP Invoice Dispute

Hi Karlee,

Following our conversation yesterday and my conversation with Mayor David Moore this morning, I am sharing the below details per his request, and ask that this will be included in the agenda package for the next council meeting on Tuesday December 20th, 2022, per today's 1:00 pm deadline.

To the attention of Council: David Moore, Debbie Zulak, Morley Haskim, Mike Kekkonen, Nick Ryeland

During the Council meeting on October 11th, 2022, the resolution regarding the Site Plan Development Agreement as part of the Zoning Amendment for 154 Centre Road McKellar, ON was to "...And further that the Site Plan Agreement is given to the Township's solicitor for review, to confirm that the agreement is registrable." This agreement was written by Ted Davidson, the township's planner and Karen Beauchamp, my planner for this project. The extensive cost of retaining both these planners has been covered by me.

Following this meeting, when the township approached the solicitor, the scope of work was incorrectly requested in reviewing the whole agreement. Instead of strictly ensuring that the agreement is registrable according to the resolution from the Council meeting, which should have just been focused on checking the technical information (I.e. Lot, PIN, etc.), the entire agreement was reviewed and edited.

The solicitor reviewed and provided feedback on the agreement which was outside of the scope. Furthermore, this feedback was reviewed by Ted Davidson, Ina Watkinson and Karlee Britton and it was decided that most of the revisions were not agreeable and thus excluded from the final version of the agreement, leaving only commentary on the lot and PIN info etc. Furthermore, after the agreement was signed by Peter Hopkins, Ina Watkinson and the property owners, this agreement was delivered to my solicitor for the purpose of registering on title. In that review, it was discovered there were issues with Russell Christie's revisions, requiring further work from my lawyer, again at my expense.

I have now received an invoice from Russell Christie LLP totaling about \$1,750, which I don't believe it is my responsibility to cover, given the issues described above; in summary, the work was out of scope per the public meeting resolution, and the recommendations were irrelevant and therefore not used.

I don't believe it is reasonable for me to incur the cost of 4 separate professionals reviewing this document, and while I have already absorbed the cost of the two planner's time and my lawyer, I am asking the township to take ownership over the cost due to the mishandling of this document review by the township solicitor.

Thank you,
Ohad Slama

TOWNSHIP OF MCKELLAR

DATE: October 11, 2022

RESOLUTION No. 22- 390

Moved by: Morley Haskim ☒
 Mike Kekkonen ☐
 Reg Moore ☐
 Nick Ryeland ☐

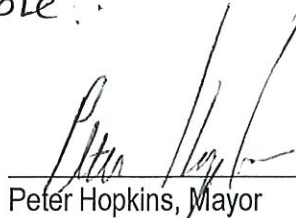
Seconded by: Morley Haskim ☐
 Mike Kekkonen ☐
 Reg Moore ☒
 Nick Ryeland ☐

Be It Resolved That the Council of the Township of McKellar does hereby accept Recommendation Report: Zoning Amendment and Site Plan Development Agreement – 154 Centre Road McKellar, ON prepared by Ted Davidson (Consultants) Inc;

And further that the site plan agreement is given to the Township's solicitor for review, to confirm that the

Carried ☒ Defeated ☐ Deferred ☐

agreement is registerable.


 Peter Hopkins, Mayor

DIVISION VOTE

	YEA	NAY	ABSTAIN
Councillor Morley Haskim	_____	_____	_____
Councillor Mike Kekkonen	_____	_____	_____
Councillor Reg Moore	_____	_____	_____
Councillor Nick Ryeland	_____	_____	_____
Mayor Peter Hopkins	_____	_____	_____

Russell, Christie, LLP

Barristers & Solicitors

W.D. (Rusty) Russell, Q.C., (1925-2019)
Douglas S. Christie, B.A., LL.B., Retired
William S. Koughan, LL.B.
Edward B. Veldboom, MSc. Pl. LL.B.

Michael F. Sirdevan, B.A. (Hons), LL.B.
Jennifer E. Biggar, B.A., (Hons), J.D.
Tugba Karademir, OLY, B.A. (Hons), J.D.

STATEMENT OF ACCOUNT

The Corporation of the
Township of McKellar
701 Highway 124, P.O. Box 69
McKellar, ON P0G 1C0

Date: December 5, 2022
Our File: 64-103-047
HST Reg. No.: R124207093

Re: Slama, Ohad & Gurvich, Eran - Site Plan Agreement

<u>Date</u>	<u>Description of Service</u>
Oct 12, 2022	Review email from K. Britton; Brief review of Agreement; Draft email to K. Britton;
Oct 13, 2022	Email correspondence to/from K. Britton;
Oct 13, 2022	Review Parcel Register;
Oct 13, 2022	Additional email correspondence from/to K. Britton;
Oct 14, 2022	Review email from K. Britton;
Oct 20, 2022	Review email from K. Britton; Draft email to K. Britton;
Oct 24, 2022	Review Site Plan Agreement;
Oct 25, 2022	Review Agreement; Draft email to K. Britton;
Oct 26, 2022	Review email from K. Britton; Draft email to K. Britton;
Oct 26, 2022	Review email from K. Britton;
Oct 26, 2022	Draft email to K. Britton;
Oct 28, 2022	Draft revisions to Site Plan Agreement;
Oct 31, 2022	Draft revisions to Site Plan Agreement and related letter;
Nov 1, 2022	Draft letter to Township (finalize and send to Township by email);

TO OUR FEE: \$1,500.00

TAXABLE DISBURSEMENTS

Photocopies	\$ 15.65	
Parcel Register	33.15	
TOTAL TAXABLE DISBURSEMENTS		\$ 48.80

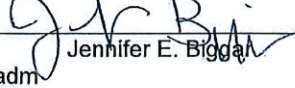
HST

HST on Fees	\$ 195.00	
HST on Disbursements	6.34	
Total HST		\$ 201.34

TOTAL ACCOUNT \$1,750.14

THIS IS OUR ACCOUNT

Russell, Christie, LLP

Per: 
Jennifer E. Biggar
JEB/adm
E.&O.E.

Employer Monthly



Letter from the Vice President, Employer Relations & Communications

In this issue of OMERS Employer Monthly, we are requesting your feedback on the pension communications we share with you. We value your opinion and welcome your feedback on our employer newsletter through a **2022 readership survey**.

Understanding the topics that are important to you, how often we email you and what you'd like to read more of next year will help us continue to improve the support we provide to you in administering the OMERS Plan. Thank you for taking 10 minutes to share your feedback with us [here](#).

Giving back has always been important to OMERS. Our global Purpose@Work platform is designed to unite purpose-driven activities to inspire better outcomes. This year marks a milestone for OMERS employees who have participated in the Terry Fox Run for 30 years! And this year the OMERS team raised \$21,000 for cancer research – our largest sum in a single year – achieving our goal of more than \$250,000 raised in the 30 years we have participated in the run. We are so proud of the employees who participate in the Terry Fox Run and grateful for all who donated.

In this edition of your Employer Monthly, we have a comprehensive guide on everything you need to know to prepare for the upcoming Non-full-time (NFT) Plan change. There's a lot for employers to consider and we've covered it all in this issue, including the resources available to you. We also have new resources for NFT employees – including a dedicated [website](#) with an informative video about the process of enrolment – which we encourage you to share with your NFT employees.

Don't forget to [register](#) for Employer Education Week, taking place from October 25 to 28. Among the various sessions that the Pension Education & Relationship Management team will be hosting that week will be a virtual session with Gareth Gibbins, OMERS Vice President, Pension Legal & Plan Policy, on the social and economic benefits of retirement security. [Register](#) for the session.

It goes without saying that we remain committed to working with you, and we are here to answer any questions you may have about administering the OMERS Plan. Please contact one of our highly skilled and dedicated Employer Experience Specialists at +1 416.350.6750 or toll-free at +1 833.884.0389.

Jackie DeSouza

Everything you need to know to prepare for the Non-full-time Plan change

Over the past several months, we've been telling you about the upcoming **Non-full-time (NFT) Plan change, which removes the current eligibility requirements so that all eligible NFT employees who work for an OMERS employer can elect to join the OMERS Plan immediately.** We want to help you prepare for this administrative change, which comes into effect on January 1, 2023, so in this month's newsletter; we're providing a comprehensive guide on everything you need to know to get ready.

Offer of enrolment starting January 1, 2023

Earlier this year we reached out to provide you with the choice on who you would like to make the offer of enrolment to your new NFT employees, who are subject to voluntary enrolment, who are hired on or after January 1, 2023.

Through this election, we gave you the option to choose whether you would like to (A) send the enrolment offer to your newly hired NFT employees directly or (B), starting in January 2023, have OMERS make the offer to these NFT employees. This option to choose only impacts the offer of enrolment for NFT employees with voluntary enrolment.

NFT employees who are required to join the OMERS Plan based on their employer's participation bylaw or resolution, or employees who are considered continuous full-time (CFT), are not impacted by this change and should be enrolled immediately upon hire.

The deadline to make your election was August 31, 2022. Thank you to those of you who completed the survey. If you did not select an option, your organization will be defaulted to Option B where OMERS will send the enrolment package to your newly hired NFT employees starting in January 2023.

Please note that employers are still responsible for offering enrolment to eligible NFT employees until December 31, 2022, including offering to existing NFT employees who qualify January 1, 2023.

Data collection

You also received a memo from OMERS on August 16 about the collection of NFT employee data for your existing NFT employees who are not currently members of the OMERS Plan – and must receive an offer of enrolment before the end of 2022. If you missed it, the memo is available in the Announcements section in OMERS Learning Experience (OLE) by logging into your [e-access account](#). The memo contained a [comprehensive FAQ](#) that answers your frequently asked questions and [a link to download the spreadsheet](#) that you will use to send OMERS this data.

To satisfy this request, we are asking you to complete **two copies** of the "OMERS NFT Data Collection" spreadsheet:

1. For your *existing NFT employees* who are not OMERS members who will become eligible to join the OMERS Plan on January 1, 2023 – and submit it to OMERS by **October 31, 2022**.
2. For *NFT employees hired between November 1, 2022 and December 31, 2022, and who are not OMERS members* – and submit it to OMERS by **December 31, 2022**.

Your submissions must be completed through e-correspondence in [e-access](#). Select the e-correspondence topic “NFT Data Collection 2022” and attach the completed worksheet, selecting document category “NFT Data Reporting” and document type “NFT Data Collection.” **This function will be available as of October 10, 2022.**

Please ensure each of these existing NFT employees is provided with an offer of enrolment and a copy of the Member Handbook prior to January 1, 2023.

Data collection starting on January 1, 2023

In addition to the data you provide to OMERS in 2022, starting in 2023 and regardless of which option you chose for who makes the offer to your NFT employees hired on or after January 1, 2023, you must provide OMERS with the detailed information about these NFT employees within 30 days of their hire.

OMERS requires this data to:

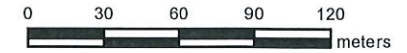
- Ensure that NFT employees receive the required information about the Plan, not just at the initial offer of enrolment but throughout their employment if they choose not to enrol right away.
- Manage the records of NFT employees who are Plan members or who have multiple NFT employee records (for example, if they are employed with more than one employer).
- Assist with mitigating against future claims that any NFT employee did not receive an offer of enrolment in accordance with the Ontario *Pension Benefits Act* (PBA) requirements.
- Assist OMERS with future projections about Plan membership and demographics.

In circumstances where the employer sends the offer of enrolment directly, OMERS requires this information so that we may also communicate directly with the NFT employee to provide information about the Plan.

ServiceOntario

PRINTED ON 12 DEC, 2022 AT 11:04:06
FOR KB

SCALE



PROPERTY INDEX MAP

PARRY SOUND(No. 42)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

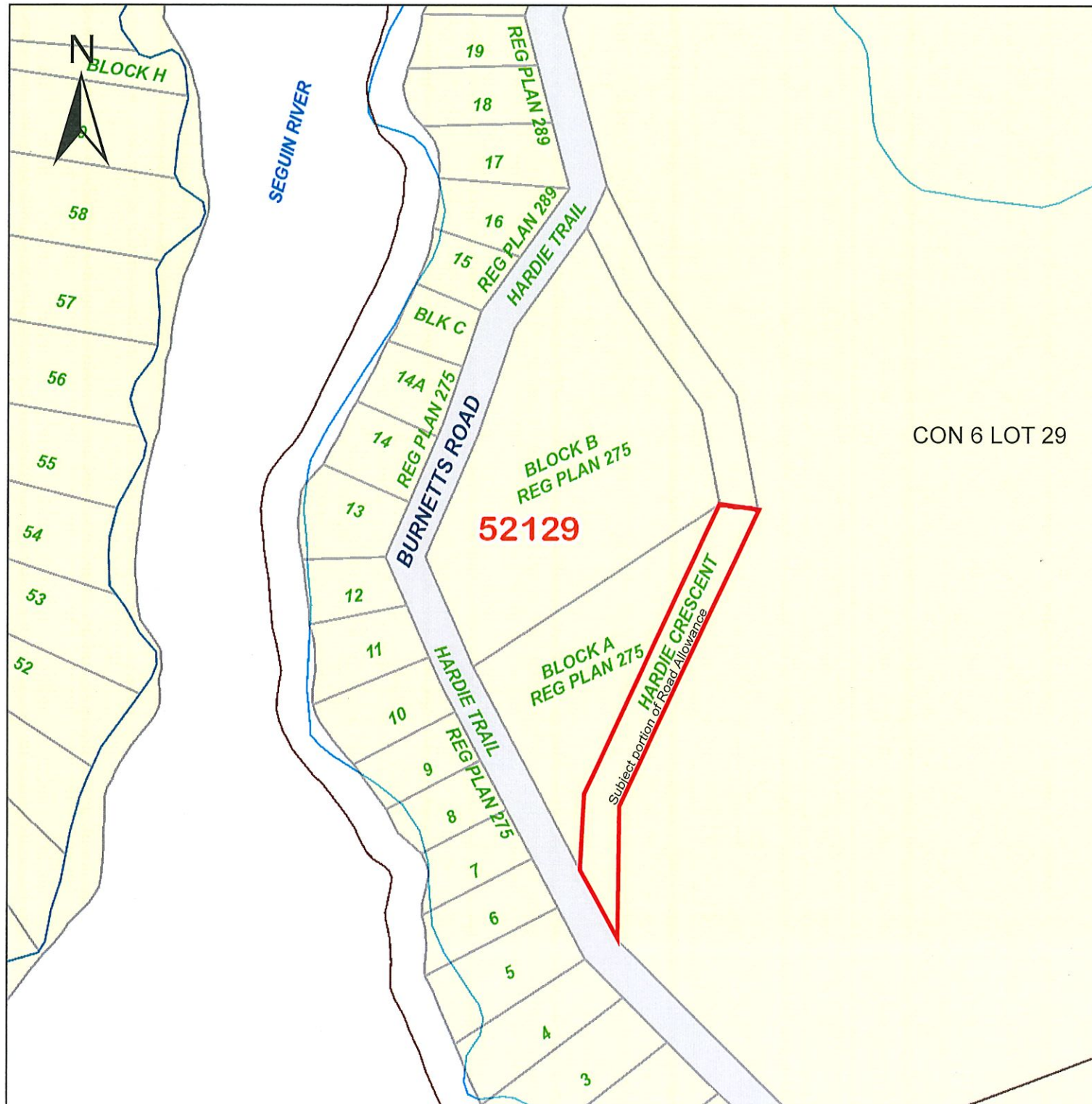
REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED





Township of McKellar

701 Hwy #124, P.O. Box 69, McKellar, Ontario POG 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

COMMITTEE MEMBER APPLICATION FORM

I am interested in participating as a Volunteer on the LIBRARY Committee:

Name: SUZANNE POFF

Address: [REDACTED]

Phone Number: [REDACTED] Email: [REDACTED]

Explain why you would like to serve on each board or committee, including any skills experience which would be of value to the committee or board:

I FEEL I COULD BE AN ASSET TO THE LIBRARY BOARD
TO BRING IN NEW IDEAS & TOPICS FOR THE LIBRARY

Do you have any Volunteer Experience? If so, in what capacity? ☒ Yes ☐ No

VOLUNTEERED FOR MANY ORGANIZATIONS INCLUDING ST. JOHN'S
AMBULANCE & WILDLIFE SANCTUARIES.

We want to ensure persons with disabilities are able to participate on Municipal Committees. If you have a disability, what accommodations, if any, would you need to carry out this position?

NONE

As Volunteer activities may include working with children, vulnerable persons, and/or handling cash, etc, a criminal records check will be required. There is no cost to the applicant for volunteer positions.

Would you object to a criminal records check? ☐ Yes ☒ No

If yes, please explain why? _____

Please attach any additional information which may be of assistance in the selection process.

Applicants Signature: [Signature] Date: DEC 9/22

Personal information on this form is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act c.M56s.29(2) and will be used to appoint citizen members to town boards, or committees. Information on this form will be disclosed to the public for candidate selection purposes. Questions about this selection should be directed to the Township Clerk at the address indicated at the top of the application.

Volunteer Agreement/Release & Waiver Form

(If you are under 18 years of age, a parent/guardian signature is required)

I, by signing below, in participating in volunteer activities with the Corporation of the Township of McKellar (the "Township") in consideration for the Township allowing me to participate, fully understand and agree to the following:

COMMITTEE MEMBER APPLICATION FORM

1. No pay, payment, salary, wage or employee benefits (such as accident/disability/medical/dental or other insurance coverage) whatsoever will be paid to me and I will not be covered by Workplace Safety Insurance Board coverage.
2. I acknowledge that performing volunteer activities may involve certain elements of risk or the chance of an accident and I hereby release the Township and its elected officials, officers, employees and agents and their respective successors, assigns, heirs and executors from all claims for loss, damage, or injury.
3. I understand that I will be covered under the Township's blanket liability policy.
4. I will abide by all applicable Township by-laws, policies and rules, as may be amended from time to time.
5. I will not use facilities, equipment and property owned by the Township without approval of a Township staff person, and will not use them for personal purposes.
6. I will immediately notify the appropriate Township supervisor of any incident that involves property damage or personal injury during my volunteer duties.

By signing this form:

- I acknowledge that I have read and understood the preceding conditions, release and waiver; and
- I agree to the preceding conditions release and waiver

If the volunteer is under the age of 18, by signing this form as parent or guardian:

- I acknowledge that I gave read and understood the preceding conditions, release and waiver; and
- I agree to the preceding conditions release and waiver as they apply to my child
- I have given permission for my child to participate as a volunteer

Name of Volunteer:	<u>SUZANNE POFF</u>	Date:	<u>DEC 9/22</u>
Signature:	<u>[Signature]</u>	Witness:	_____
Emergency Contact for Volunteer:			
Name:	<u>MARK CALHOUN</u>	Contact Number:	<u>[Redacted]</u>

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Update June 30, 2020

COMMITTEE MEMBER APPLICATION FORM

Karlee Britton

From: Joe Jamieson [REDACTED] on behalf of Joe Jamieson
Sent: December 5, 2022 6:25 AM
To: DeputyClerk@mckellar.ca
Subject: Fire route 102 rename

Hi Karlee here is our names we chose
Madigan Lane or
Madigan Trail
Please let me know results ?
Thanks

Get [Outlook for iOS](#)

I spoke to Joe over the phone, the owners would prefer Madigan Lane
Islandview Drive was previously Fire Route 102
Madigan is a historic family name on the road

Russell Christie LLP contacted the Township via telephone on December 13, 2022 regarding the below Resolution as the Township's Solicitor. They have declined the file stating a conflict of interest. They have recommended the following two firms/solicitors:

Aird & Berlis LLP (John Mascarin)

Loopstra Nixon LLP (Quinto M. Annibale)

Moved by: Councillor Ryeland

Seconded by: Councillor Haskim

Resolution No. 22-536

Whereas the Council of the Corporation of the Township of McKellar entered into an agreement with the collective 'Municipalities' titled the "West Parry Sound Recreation and Cultural Centre Joint Municipal Service Board Agreement" on the 10th day of September, 2021, and

Whereas the Township of McKellar's solicitor was not consulted upon the wording of said agreement prior to its signing; and

WHEREAS the Council of the Corporation of the Township of McKellar now desires a legal interpretation of said document, including any financial commitments, for budgetary purposes, and other responsibilities moving forward;

Now Therefore Be It Resolved THAT the Council of the Corporation of the Township of McKellar does hereby authorize the Clerk/Administrator or Council Designate to immediately consult the municipal solicitor to determine the extent of said obligations. Carried